

409/369 पावती (बस्त परत दिलः) Original/Duplicate
 Thursday, March 24, 2022 नोंदणी क्र.: 39M
 7:09 PM Regn.: 39M

पावती क्र.: 544 दिनांक: 24/03/2022

गावाचे नाव: कृष्णूर

दस्तऐवजाचा अनुक्रमांक: नयग-369-2022

दस्तऐवजाचा प्रकार: ऑनलाईन टू लीज

सादर करणाऱ्याचे नाव: मे.लेट संभाजी पवार फार्मर्स प्रोड्यूसर कंपनी लि. तर्फे डायरेक्टर पुनम राजेश पवार

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 900.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 45

(बस्त परत दिलः)

एकूण: रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:28 PM ह्या वेळेस मिळेल.

(Signature)
 Sub Registrar Naygaon
 नायगाव

बाजार मूल्य: रु. 3341500/-

सोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 1100/-

1) देयकाचा प्रकार: DHC रकम: रु. 920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202224484 दिनांक: 24/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015290655202122E दिनांक: 24/03/2022

बँकेचे नाव व पत्ता:

(Signature)

(बस्त परत दिलः)



CHALLAN
MTR Form Number-6



3EP/2022

17

GRN	MH015290655202122E	BARCODE					Date	24/03/2022-17:55:03	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	NVG_NAIGAON SUB REGISTRAR			Full Name	MS LATE SAMBHAJI PAWAR FARMER PRODUCER COPANY LTD					
Location	NANDED			Flat/Block No.	B 176					
Year	2021-2022 One Time			Premises/Building	MIDC KRUSHNOOR					
Account Head Details			Amount In Rs.	Road/Street	MIDC KRUSHNOOR					
0030063301	Amount of Tax		30000.00	Area/Locality	MIDC KRUSHNOOR					
				Town/City/District						
				PIN	4 3 1 7 0 9					
				Remarks (If Any)	SecondPartyName=MIDC AREA OFFICE NANDED-					
				Amount In	Thirty Thousand Rupees Only					
Total			30,000.00	Words						
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	02202292022032407484		129547258		
Cheque/DD No.				Bank Date	RBI Date	24/03/2022-17:55:03		Not Verified with RBI		
Name of Bank				Bank-Branch	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.

सदर चलान केवल दुय्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Mobile No. : 0000000000


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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2403202224484	Date 24/03/2022
Received from MS LATE SAMBHAJI PAWAR FARMER PRODUCER COPANY LTD, Mobile number 0000000000, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Naygaon of the District Nanded.	
Payment Details	
Bank Name BKID	Date 24/03/2022
Bank CIN 10004152022032417532	REF No. 129547533
This is computer generated receipt, hence no signature is required.	

DM.



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ज.सं. ३६९ / २०२२
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CHALLAN
MTR Form Number-6



GRN	MH015290655202122E	BARCODE			Date	24/03/2022-17:55:03	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NVG_NAIGAON SUB REGISTRAR			Full Name	MS LATE SAMHAJI PAWAR FARMER			
Location	NANDED				PRODUCER COPANY LTD			
Year	2021-2022 One Time			Flat/Block No.	B 176			
Account Head Details			Amount In Rs.	Premises/Building				
0030063301	Amount of Tax		30000.00	Road/Street	MIDC KRUSHNOOR			
				Area/Locality	MIDC KRUSHNOOR			
				Town/City/District				
				PIN	4 3 1 7 0 9			
				Remarks (If Any)	SecondPartyName=MIDC AREA OFFICE NANDED~			
				Amount In	Thirty Thousand Rupees Only			
			30,000.00	Words				
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02202292022032407484		129547258
Cheque/DD No.				Bank Date	RBI Date	24/03/2022-17:55:03		Not Verified with RBI
Name of Bank				Bank-Branch	BANK OF INDIA			
Name of Branch				Scroll No. . Date	Not Verified with Scroll			



Department ID: _____ Mobile No. : 0000000000
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दृश्य निबंधक कार्यालय नोंदणी कार्यालय करवासाठी लागू आहे. नोंदणी न करवायला असलेल्या सदर चालान लागू नाही.

Challan Defaced Details

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Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-409-369	0007337553202122	24/03/2022-19:09:04	30000.00
Total Defacement Amount				30,000.00

Handwritten signature



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

Receipt of Document Handling Charges

PRN 2403202224484 Receipt Date 24/03/2022

Received from MS LATE SAMBHAJI PAWAR FARMER PRODUCER COPANY LTD, Mobile number 0000000000, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 369 dated 24/03/2022 at the Sub Registrar office S.R. Naygaon of the District Nanded.

DEFACED

₹ 920

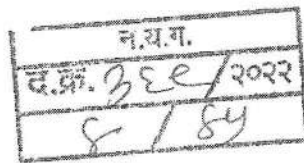
DEFACED

Payment Details

Bank Name BKID	Payment Date 24/03/2022
Bank CIN 10004152022032417532	REF No. 129547533
Deface No 2403202224484D	Deface Date 24/03/2022

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

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Agreement to Lease Executed
between
Maharashtra Industrial Development
Corporation
AND
M/s. Late Sambhaji Pawar Farmer Producer
Company Ltd.
in respect of Plot No. B-176
MIDC Kushnoor Industrial Area,
Taluka Naigaon
District Nanded
Date of Execution
24/03/2022

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स.क्र. ३६९ / २०२२
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WHEREAS, the Grantor is a Government of Maharashtra undertaking constituted under the provisions of aforesaid Maharashtra Industrial Development Act, 1961 (hereinafter called MID Act) is holding the land acquired by the State Government under Chapter VI of Maharashtra Industrial Development Act for the purpose of securing rapid and orderly establishment of Industrial area and Industrial estates in the State of Maharashtra and to assist generally in the growth, development, management and organization of Industrial area / estates and is empowered by the Government of Maharashtra to make available the Plot of land / sheds / units / galas on such land, to entrepreneurs/ undertakings to establish themselves in such areas on payment of premium to Grantor on certain terms and conditions as prescribed by and on behalf of the State Government.

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

AND WHEREAS before signing this Agreement, the Licensee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai (Herein after called "The Chief Executive Officer"), the sum of Rs. 29,40,300/- (Rupees Twenty Nine Lakhs Forty Thousand Three Hundred only) being basic land premium paid at basic land premium rate of Rs. 242/- per sqm. + Rs. 4,41,045/- (Rupees Four Laksh Forty one Thousand Forty Five only) being 15% additional land premium recovered for Priority Sector Allotment + Rounding Charges Rs. 85/- (Rupees Eighty Five Only) i.e. total Rs. 33,41,400/- (Rupees Thirty Three Lakhs Forty One Thousand Four Hundred only) being the amount of land premium payable by the Licensee.

NOW IT IS HEREBY MUTUALLY AGREED as follows:

1. The possession of plot No. B-176 admeasuring 12150 Sqm. from MIDC Kushnoor Industrial Area is handed over to the Licensee on 22-Feb-2022. During the period of 2 (TWO) years from the date of possession the Licensee shall have license and authority only to enter upon the piece of land bearing Plot No. B-176 admeasuring 12150 Sqm. in Kushnoor Industrial Area (hereinafter referred to as the "Demised Premises"), more particularly described in the first schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red coloured boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee shall be deemed to be a bare License only of the Demised Premises at the same rent and subject to the same terms as if the Lease had been actually executed.

Recitals.

Grant of License.



Late Sambhaji Pawar Farmers Producer Company Limited

Director

Handwritten signature and date: 23 FEB 2022, 2/24

Area Manager MIDC, Nanded

2. Nothing in these presents contained shall be constructed as demise in law of the said Demised land hereby agreed to be demised or any part thereof so as to give to the Licensee any Legal interest therein until the Lease hereby contemplated shall be executed and registered but the Licensee shall only have a License to enter upon the said Demised Land for the purpose of performing this Agreement.

Not to demise.

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

(a) The Maharashtra Industrial Development Corporation is declared as Special Planning Authority (SPA) for its industrial areas in accordance with the Section 40(1A) of Maharashtra Regional & Town Planning Act, 1966. That Licensee shall within a period of 1 (ONE) year from the date of possession submit to the Special Planning Authority, of the said industrial area (hereinafter called "the SPA" which expression shall include any other officer to whom the duties and functions of the said SPA may be assigned) for its / his approval the specifications, plans, elevations, sections and details of the factory building hereby agreed by the Licensee to be erected on the said Demised Land and the Licensee shall at its own cost and as often as Licensee may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the SPA and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the SPA and signed by him the Licensee shall sign and leave with SPA three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the SPA. That Licensee also agrees to get the aforesaid building plans approved from the Special Planning Authority of the Grantor within a period of 1 (ONE) year from the date of possession. If the Licensee fails to get the building plans approved from the Special Planning Authority of the Grantor within a period of one year from the date of possession or from the date of execution of these presents whichever occurs earlier, additional premium for grant of an extension of time limit therefor shall be recovered from the Licensee as per rules of the Grantor Corporation prevailing at such point of time.

Submission of plans for Approval.

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

Fencing during construction.

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the Demised Land the subject of these presents nor until the No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and said plans and

No work to begin until plans are approved.



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Late Sambhaji Pawar Farmers Producer Company Limited

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Director

[Signature]
Area Manager
MIDC, Nanded

elevations shall have been so approved as aforesaid and thereafter Licensee shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.

(d) (i) That Licensee shall within a period of 1 (ONE) year from the date of possession commence and within a period of 2 (TWO) years from the said date at Licensee's own expense and in a substantial and workman like manner and with new and sound materials and in compliance with the Building Regulations set-out in the Second Schedule applicable thereto and strictly in accordance with the plans, elevations details and specifications to the satisfaction of the SPA and conformably to the building lines marked on the plan hereto annexed and Building Regulations set out in the Second Schedule hereunder written, build and consume atleast 40% of the F.S.I. by the building/s together with all requisite drains and other proper conveniences thereto, start production and obtain Building Completion Certificate / Occupancy Certificate. The Licensee shall also complete the balance construction within a period of 10 years from the date of expiry of development period as aforesaid (regardless to the extension period granted if any) as per the Detailed Project Report (DPR) submitted by the Licensee and/or as modified from time to time with due approval of the Grantor. In the event the Licensee does not comply with this condition the Grantor shall have the right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

Time limit for commencement and completion of construction work.

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

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

Planting of Trees the periphery of the plot.

(f) The Licensee 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

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Rates and Taxes



Late Sambhaji Pawar Farmers Producer Company Limited

Director

Area Manager MIDC, Nanded

any 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.

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

Fees or Service Charges to be paid by the Licensee.

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

(iii) The infrastructure of water supply is provided by the Grantor considering the water requirement of the Licensee's plot at the rate of 100 cum. per day per hect. For the requirement in excess of 100 cum. per day per hect. of the Licensee's plot, the Licensee will be required to pay the capital contribution at the rate of Rs. 18,500/- per cum. on excess quantity of water or monthly standing charges at 1.25% on the amount of capital contribution.

Water Supply

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

Indemnity

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

Not to cause any damage.

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Late Sambhaji Pawar Farmers Producer Company Limited

Director

Area Manager MIDC, Nanded

health and sanitation in force for the time being and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workman employed during the construction of the building on the said Demised Land in order to keep the said Demised land and its surroundings clean and in good condition to the entire satisfaction of the SPA and shall not, without the consent in writing of the SPA, permit any labourers or workman to reside upon the said Demised Land and in the event of such consent being given shall comply strictly with the terms thereof.

- (k) (i) The Licensee shall duly comply with the provision on the Water (Prevention & Control of Pollution) Act, 1974, The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time and the rules and regulations made thereunder as also with any conditions which may from time to time be imposed by the Maharashtra Pollution Control Boards constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.
- (ii) If applicable the Grantor / SPA shall direct the Licensee to become a member of Common Effluent Treatment plant (CETP) and the Licensee shall follow such direction of the SPA/ Grantor and observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.
- (l) The Licensee shall not make any excavation upon any part of the said Demised Land nor remove any stones, earth or other material there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.
- (m) That Licensee shall as soon as any building to be erected on the said Demised Land shall be roofed insure and keep insured the same in the names of the Licensee against damage by fire in an Insurance Company having an office in Mumbai for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, Policy or Policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in re-building or reinstating the building.
- (n) (i) That Licensee shall not directly or indirectly transfer, assign, sell, encumber or part with its interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the

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

Members-hip of CETP

Excavation

Insurance



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Late Sambhaji Pawar Farmers Producer Company Limited
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Director

[Signature]
Area Manager
MIDC, Nanded

Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

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

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

Nuisance

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

Access Road

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

Preference in employment of labour

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

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(r) EHV Sub-Station: In the event the power requirement of the Licensee is more than 5 MVA, the Licensee shall provide space within the Demised Premises of an area having the required size and shall at its own costs construct the EHV 132/220KV Sub-Station and for that purpose the Licensee shall plan the land requirement considering the land requirement of EHV Sub-Station.

Provision of EHV Sub-Station

4. Should the SPA not approve the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Grantor may issue a show cause



Agreement.



Late Sambhaji Pawar Farmers
Producer Company Limited

(Signature)
Director

(Signature)
Area Manager
MIDC, Nanded

notice in writing to the Licensee and after giving them a reasonable opportunity terminate this Agreement if the Licensee fails to show sufficient cause to the satisfaction of the Grantor. In the event the possession of the Demised Land has been given to the Licensee, the Grantor may re-enter upon the Demised Land and thereupon the Demised Land shall be resumed by the Grantor.

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

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

(b) (i) In case the Licensee fails to complete the said factory building within the time as specified in this Agreement and in accordance with the stipulation hereinbefore contained (time-in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on Licensee's part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said Demised Land and everything thereon and there upon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said Demised Land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee for the same and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

(ii) To continue the said Demised Land in the Licensee occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer and

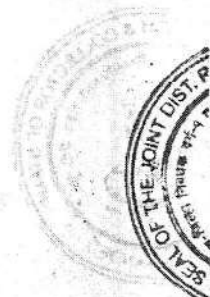
(iii) To direct removal or alteration of any building or structures erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.

(c) All building materials and plant which shall have been brought upon the said Demised Land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of

Power of Grantor

To enter or inspect

To resume land.



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Late Sambhaji Pawar Farmers
Producer Company Limited

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Director

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Area Manager
MIDC, Nanded

Demised Land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said Demised Land without the previous consent of the Grantor until after the grant of the completion certificate mentioned in clause 7 thereof.

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer, may in his discretion either give show cause notice to the Licensee of his intention to terminate the Licensee's Agreement herein contained and after giving it a reasonable opportunity if the Licensee fails to show sufficient cause to the satisfaction of the Chief Executive Officer then the Chief Executive Officer shall be entitled to terminate the Agreement or the Grantor or may fix any extended period for the completion of the factory building and the works for said period mentioned in this Agreement if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee or force majeure events such as floods, earthquake, storms and such other natural disasters and thereupon the obligations there under of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period without charging any additional premium. However, in the event the Licensee is unable to complete the building and works within the prescribed time for reasons other than situation beyond the control of the Licensee or the force majeure events then the Grantor shall be entitled to charge additional premium at the rate to be determined by the Grantor at the relevant time.

Extension of time

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

Grant of Lease

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

Form of Lease



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



Late Sambhaji Pawar Farmers Producer Company Limited

Director

Area Manager MIDC, Nanded

at the usual or last known place of residence or business or on the said Demise Land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said Demised Land.

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

Grantor may alter Estate Rules

Provisions of MID Act applicable

Cost and Charges to be borne by the Licensee.

Marginal Notes.

Conflict between Agreement and Rules.



IN WITNESS WHEREOF Shri. P. R. Joshi

the Area Manager

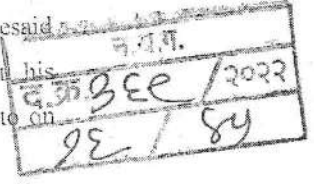
of the Maharashtra Industrial

Development Corporation, has for and on behalf of the aforesaid

Maharashtra Industrial Development Corporation, set his

hand and affixed the Common Seal of the Corporation hereto on

its behalf



AND Sou. Poonam Rajesh Pawar has for and on

behalf of the aforesaid M/s. Late Sambhaji Pawar Farmer

Producer Company Ltd. the Licensee hath caused these presents

to have been executed and affixed the common seal of the

Company the day and year first above written.



Late Sambhaji Pawar Farmers Producer Company Limited
[Signature]
Director

[Signature]
Area Manager
MIDC, Nanded

FIRST SCHEDULE
(Description of Demised Land)

All the piece of the Demised Land known as Plot No B-176 in the Kushnoor Industrial Area, within the village limits of Kushnoor and outside the limits of Naigaon Municipal Council, in rural area, Taluka Naigaon, District Nanded containing by admeasurement 12150 sqm. or thereabouts and bounded as follows, that is to say:

On or towards the North by - Plot No. B-177 & B-178

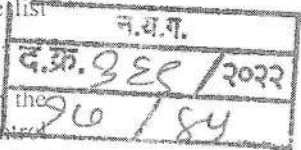
On or towards the South by - MIDC Road (25 mtr. wide),

On or towards the East by - Plot No. B-169 & B-170

On or towards the West by - MIDC Road (45 mtr. wide).

SECOND SCHEDULE
(Building Regulations)

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 the Demised Land i.e. plot in this Industrial Area.
2. The Licensee shall utilize the periphery of the plot for the purpose of planting trees. Atleast one tree shall be planted per 200 Sqm. and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Licensee shall not use the Demised Land for any purpose except the permissible use/activity allowed by the Grantor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Licensee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Pollution Board and shall not commence any construction on the Demised Land before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Grantor and no addition or alteration to



Late Sambhaji Pawar Farmers
Producer Company Limited

(Signature)
Director

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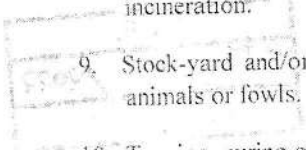
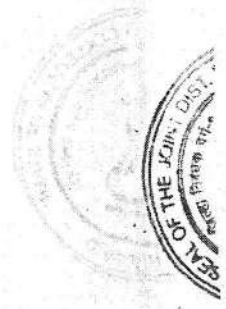
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Area Manager
MIDC, Nanded

buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.

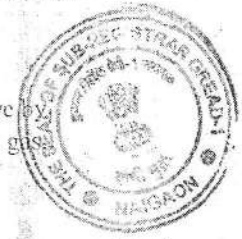
- 6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorized by the Grantor shall allocate this obligation suitably.
- 7. No temporary or semi-permanent structure shall be built on the plot, except during the period of construction (or reconstruction in future).
- 8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE
(Indicative List of Obnoxious Industries)

- 1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
- 2. Cement Manufacture.
- 3. Gelatine or glue manufacture or 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 animal's reductions, dumping or incineration.
- 9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
- 10. Tanning, curing or storage of raw hides or skins.
- 11. Wool pulling or scouring.
- 12. In general those use 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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Late Sambhaji Pawar Farmers
 Producer Company Limited

(Signature)
 Director

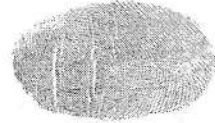
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 MIDC, Nanded

2) ^{son} Poojam R. Pawar

Director (s) of the Company



Pawar



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

(1) Signature *Pawar*

Name *Sunil Djambeerao Pawar*

Address *Nanded*

(2) Signature *Bodke*

Name *Ganesh Vijay Bodke*

Address *Nanded*



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अंतिम करारनामा नमूना (Draft Lease Agreement)

Annexure

(Form of Lease)

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

BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Saarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400093, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

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

OR

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

OR

M/s. _____ a Company incorporated under the Companies Act 1956 / Companies Act 2013 and having its registered office at _____

_____ hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part.

WHEREAS :-

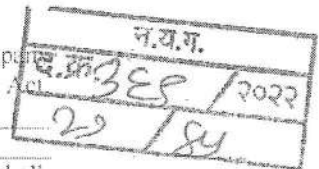
(A) The Lessor is a Government of Maharashtra undertaking constituted under the provisions of aforesaid Maharashtra Industrial Development Act, 1961 (hereinafter called "MID Act") is holding the land acquired by the State Government under

Late Sambhaji Pawar Farmers
Producer Company Limited

Director

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Area Manager
MIDC, Nanded



Chapter VI of MID Act for the purpose of securing rapid and orderly establishment of Industrial area & Industrial estates in the State of Maharashtra and to assist generally in the growth, development, management and organization of Industrial Area / estates and is empowered by the Government of Maharashtra to make available the Plot of land / sheds / units / galas on such land, to entrepreneurs / undertakings to establish themselves in such areas on payment of premium to Lessor, on certain terms and conditions as prescribed by and on behalf of the State Government.

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

Recitals.

(C) The said Agreement to Lease is registered with the Sub-Registrar of Assurances, _____, Under Serial No. _____ on _____ day of _____. The Lessee/s has / have paid the Stamp Duty of Rs. _____ (Rupees _____ only) on the _____ day of _____ 20____ on the Agreement to Lease dated _____ on the amount of the premium of Rs. _____ (Rupees _____ only).

(D) At the request of the Lessee/s, the Lessor handed over the possession of the Demised Land to the Lessee/s on the _____ day of _____ 20____ and the Lessee/s has / have completed _____% construction on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate:(OC) / Building Completion Certificate (BCC) from the Lessor.

(E) The Lessee/s has / have now requested the Lessor to execute lease in respect of the Demised Land in favour of the Lessee/s 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 and of the sum of Rs. _____/- (Rupees _____ Only) paid by the Lessee/s to the Lessor towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/s hereinafter contained the Lessor doth hereby demise unto the Lessee/s ALL that piece of land known as Plot / Shed / Gala / Unit No. _____ in the

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Late Sambhaji Pawar Farmers
Producer Company Limited

[Signature]
Director

[Signature]
Area Manager
MIDC, Nanded



_____ Industrial Area, and within Village limits of _____ Taluka and Registration Sub-District _____ District and Registration District _____ and within / outside the limits of _____ Municipal Council / Corporation, in rural area, containing by admeasurement _____ sqm. or thereabouts and more particularly described in the First Schedule hereunder written 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 (on the aforesaid "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 Lessee/s for the term of Ninety Five Years / _____ years computed from the First day of _____ 20____ subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEREOF yearly rent of Rupee one / Rupees _____ during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor, the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.



2. The Lessee/s with intent to bind all persons into whosoever hands the Demised Land may come doth/do 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 times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To pay Rent.

b) The Lessee/s 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 description that may

To pay rates and taxes

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 thereunder by the

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service charges

Director

Area Manager
MIDC, Nanded

Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee/s 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 Lessee/s, 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.

(iii) The infrastructure of water supply is provided by the Lessor considering the water requirement of the Lessee's' plot at the rate of _____ cum. per day per hect. For the requirement in excess of _____ cum. per day per hect. of the Lessee's' plot, the Lessee/s will be required to pay the capital contribution at the rate of Rs. 18,500/- per cum. on excess quantity of water or monthly standing charges at 1.25% on the amount of capital contribution.

(d) The Lessee/s shall at his / her / their / 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 Sqm. and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the Demised Land.

(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.

(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.)

(g) The Lessee/s having at his / her / their / its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

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

Water Supply

Planting of trees in the periphery of the plot.

Not to excavate

Not to erect beyond building line.

Access Road.



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To comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protecti) 1986 and amendm
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Area Manager
MIDC, Nanded

Late Sambhaji Pawar Farmers
Producer Company Limited

DM
Director

non-compliance of any such provision or condition as aforesaid.

issued from time to time.

ii) If applicable the Lessor/SPA shall direct the Lessee/s to become a member of Common Effluent Treatment plant (CETP) and the Lessee/s 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.

Membership of CETP

(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 sanctioned by the SPA and in accordance with the said Building Regulations set out in the Second Schedule hereto as well as Regulations framed by the Lessor from time to time in this regard.

To build as per Agreement.

(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/s 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.

Plans to be submitted before building.

(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.

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/s call upon him / her / them / it to rectify the damages and upon Lessee's / Lessees' failure to do so within a reasonable time, the Lessor may rectify the same at expense in all respect of the Lessee/s.

Not to cause any damage.

(m) The Lessee/s 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/s and / or as modified from time to time with due approval of the Lessor. In the event the Lessee/s 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.

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completion of balance construction.



(n) The Lessee/s 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

To build according to rules.



Handwritten signature and Director title

Handwritten signature and Area Manager, MIDC, Nanded title

Lessor.

(o) To observe and conform to all rules, regulations and by-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for his / her / their / its employees and other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.

Sanitation.

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

To Repair.

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

To enter and inspect.

(s) Not to do or permit anything 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 _____ 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 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 a

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Late Sambhaji Pawar Farmers Producer Company Limited

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Director

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Area Manager
MIDC, Nanded



air pollution by reason of any such emission of odour, liquid effluvia, dust, smoke, gas or otherwise howsoever.

(ii) The Lessee/s also agree/s that in the event during the term of the lease, if the Lessee/s utilize/s 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.

(iii) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the name/s of the Lessor and the Lessee/s 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, to produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee/s 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.

Insurance.

(iv) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/s shall be at liberty if Lessee/s shall have paid the rent and all Municipal and other taxes, rates and

Delivery of possession after expiration.

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 / themselves / itself all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/s shall deliver up the possession of the Demised Land as aforesaid to the Lessor leveled 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.

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(v) (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 Lessee's / Lessees' interest therein so as to cause any division by metes and bounds or



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Director

Area Manager
MDS, Nanded

otherwise to alter the nature of this present demise.

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

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

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

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

(z) In the event of death of the Lessee/s permitted assignee or assignees of the Lessee/s 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.

(aa) In the event the power requirement of the Lessee/s is more than 5 MVA, the Lessee/s shall provide space within the Demised Land of a required size and shall at his / her / their / its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/s shall plan the land requirement considering the land requirement of EHV Sub-Station.

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

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/s hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee/s 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 thereof shall

Assignments to be registered with the Lessor.

To give preference in employment of labour.

Notice in case of death.

Provision of EHV sub-station.

Recovery of rent, fees etc. as Land Revenue.

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Rent, fees etc. in arrear.



M.
Area Manager
MIDC, Nanded

Late Sambhaji Pawar Farmers
Producer Company Limited

Director

absolutely cease and determine and in that case no compensation shall be payable to the Lessee/s on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee/s 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/s or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee/s in remedying such breach or breaches within three months after the giving or leaving of such notice

5. The Lessor doth hereby covenant with the Lessee/s that the Lessee/s paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's / Lessees' part contained shall and may peaceably enjoy the Demised Land 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 _____ 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 Lessee/s 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 Lessee/s shall observe and conform the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said Act from time to time.

Provisions of MID Act applicable.

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

Notices.

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

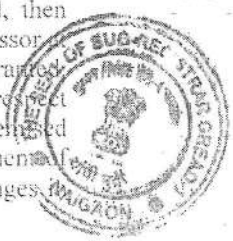
म.स.ग.
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२९ / १५
Renewal of Lease.

10. The stamp duty, registration charges and all other charges

Costs and

JSM
Director

M
Area Manager
MIDC, Nanded



in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee/s.

charges to be borne by the Lessee.

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

Marginal Notes.

IN WITNESS WHEREOF Shri. / Smt. _____, the _____ of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf

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

FIRST SCHEDULE
(Description of land)

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

- On or towards the North by _____
- On or towards the South by _____
- On or towards the East by _____
- On or towards the West by _____

SECOND SCHEDULE
(Building Regulations)

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 the Demised Land i.e. plot in this Industrial Area.
2. The Lessee/s shall utilize the periphery of the plot for the purpose of planting trees. Atleast one tree shall be planted per 200 Sqm. 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/s shall not use the Demised Land for any purpose

Late Sambhaji Pawar Farmers
Producer Company Limited
[Signature]
Director

[Signature]
Area Manager
MIDC, Nanded



Handwritten stamp: 30/04/2015



3. The Lessee/s shall not use the Demised Land for any purpose except the permissible use/activity allowed by the Grantor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Lessee/s 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 and shall not commence any construction on the Demised Land before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Grantor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee/s during the period of construction of buildings. Where more than one Lessee/s is concerned with the same boundary mark, the officer authorized by the Grantor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be built on the plot, except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture or processes involving 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.


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Late Sambhaji Pawar Farmers
 Producer Company Limited
 Director


Area Manager
 MIDC, Nanded

7. Pyroxylin manufacture.
8. Garbage, offal or dead animal's reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those use which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire-hazards.

<p>SIGNED, SEALED AND DELIVERED BY Shri. _____ _____ The Regional Officer / Area Manager of the withinnamed Maharashtra Industrial Development Corporation in the presence of:-</p>	
<p>1. _____ _____ _____</p>	
<p>2. _____ _____ _____</p>	
<p>SIGNED AND DELIVERED by the abovenamed Lessee/s _____, _____, Proprietor / Partners of M/s. _____ _____ in the presence of:</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>न.स.म. सं.क्र. 3EP/2022 32/84</p> </div>
<p>The Common Seal of the above named Lessee i.e. M/s. _____ _____ was, pursuant to a Resolution of its Board of Directors passed in that behalf on the _____ day of _____ 20 _____ affixed hereto in the presence of:</p>	
<p>1) _____</p>	



Late Sambhaji Pawar Farmers
 Producer Company Limited

 Director


 Area Manager
 MIDC, Nanded

2) _____ Director (s) of the Company _____ who, in token of having affixed the Company's Seal set his / her hand / their respective hands hereto, in presence of:	
(1) Signature	
Name _____	
Address _____	
(2) Signature	
Name _____	
Address _____	



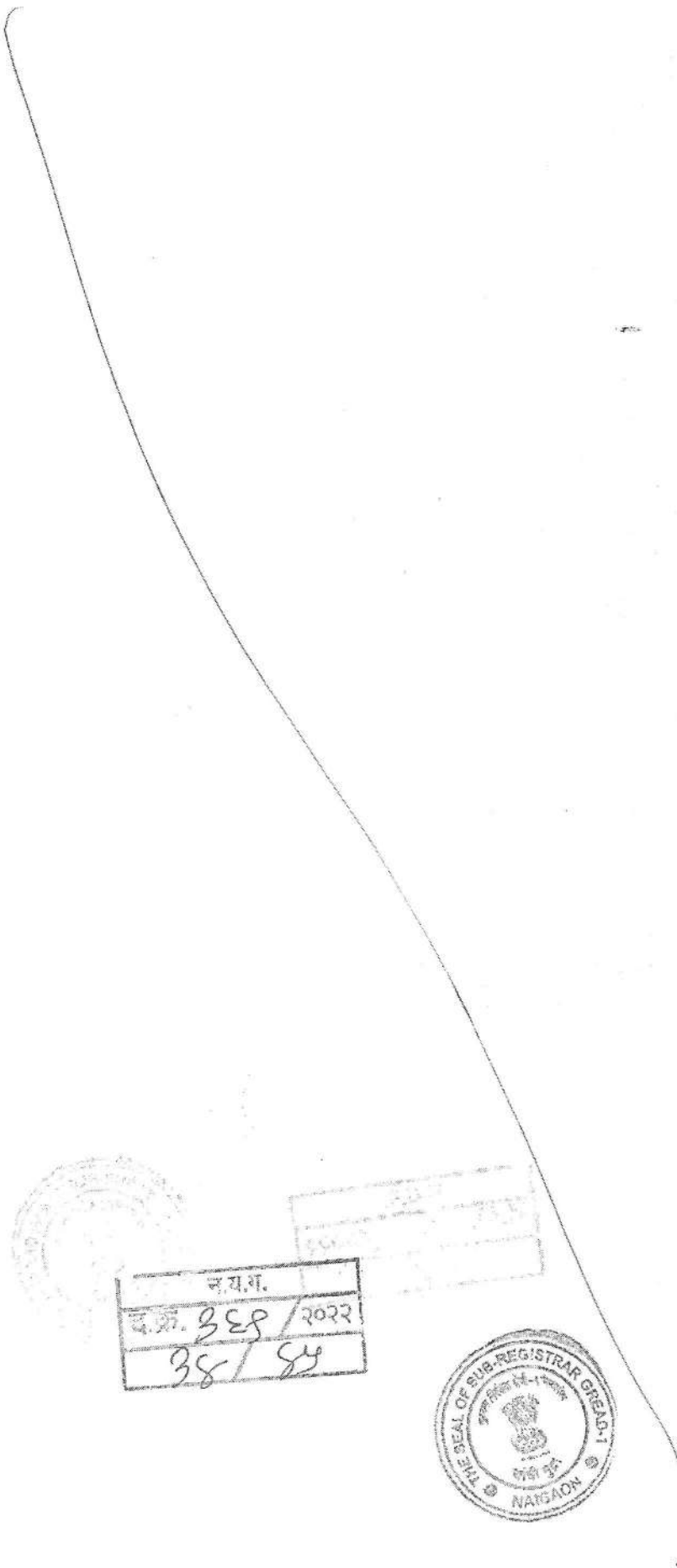
Late Sambhaji Pawar Farmers
Producer Company Limited

DM
Director

M
Area Manager
MIDC, Nanded

न.य.ग.
द.क्र. ३६९ / २०२२
३३ / ४५





स.य.म.
द.क्र. ३६९ / २०२२
३४ / ४५



Handwritten signature or initials.

Extracts from the minutes of the meeting of Board of Directors of **M/s. Late Sambhaji Pawar Farmer Producer Company Ltd.** held on _____ at the registered office of the Company :

RESOLVED that, **Sou. Poonam Rajesh Pawar**- Director of the Company be and authorised to sign all the documents related to Directorate of Industries (DI), Mumbai / Joint Directorate of Industries (JDI), District Industries Centre, including agreements with the DI, JDI, DIC & execute from Sub Registrar.

Further RESOLVED that, certified copy of the minutes be forwarded to the Directorate of Industries (DI), Mumbai / Joint Directorate of Industries (JDI), District Industries Centre & Sub Registrar for its record. Further we Director of **M/s. Late Sambhaji Pawar Farmer Producer Company Ltd.** hereby certified that the above written copy is an extract from the minutes of the proceedings of the Meeting of Board of Directors of the company held on dated _____ and is true and correct of proceedings to which it relates as recorded in the said minutes book.

Certified True Copy

Late Sambhaji Pawar Farmers
Producer Company Limited


Director

Chairman of the meeting
Authorized Director


Accepted
Authorised Signatory

न.य.ग.
द.क्र. 3 ए 8 / 2022
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MIDC

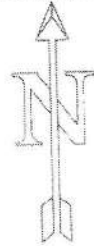
उद्यमात् सफल समृद्धि

KUSHNOOR INDUSTRIAL AREA

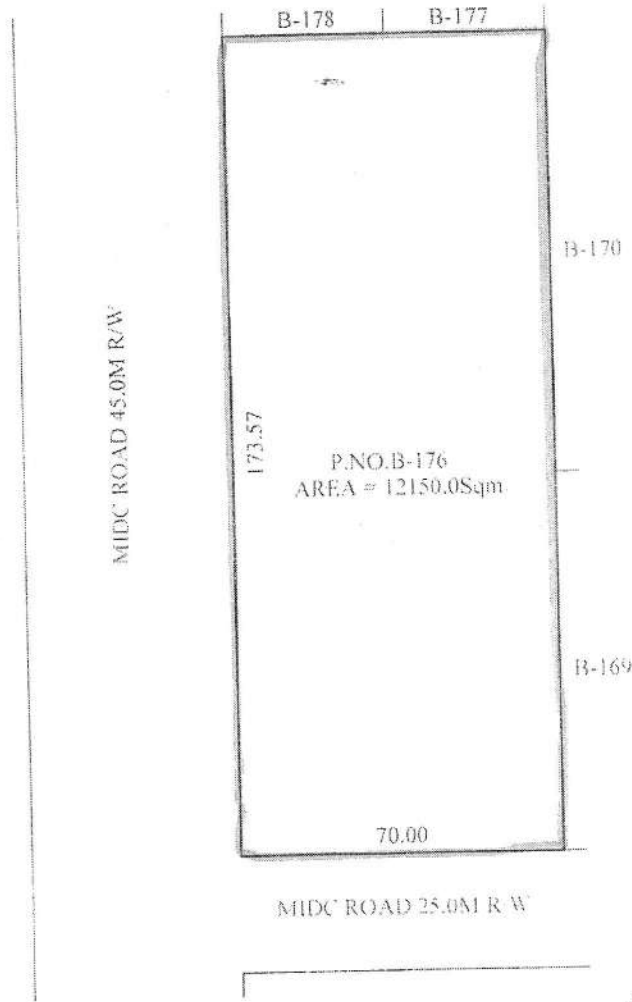
VILLAGE : KUSHNOOR

TALUKA : NAIGAON(KH) DIST: NANDED

PLOT NO: B-176 AREA: 12150.0Sq.m



SCALE: 1:1500



Copied by

 Head Surveyor
 MIDC Nanded



Area Manager
 MIDC, Nanded

Late Sambhaji Pawar Farmers Producer Company Limited

न.य.स.
 व.क्र. 3ER / 2022
 3E / 84



सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी, नांदेड यांचे समोरील अभिनिर्णय
प्रकरण क्रमांक ६५/२०२२

जा.क्र. अभि/प्र.क्र.६५/

२९६५-६६
/२०२२

दि.३/०३/२०२२

प्रति,

मे. ब्लॉट संभाजी पवार फार्मस प्रोड्यूसर
कंपनी लि. तर्फे डायरेक्टर सौ.पुनम राजेश पवार,
प्लॉट क्रं बी-१७६, कृष्णुर एमआयडीसी ता.नायगांव खै.जि.नांदेड

विषय :- महाराष्ट्र मुद्रांक अधिनियमाचे कलम ३१ खाली दस्तऐवज अभिनिर्णीत करणे
बाबत.

संदर्भ :- आपला भाडेपटा करारनामा दस्ताविषयी अभिनिर्णयाचा अर्ज क्र.६५/२०२२ दि.१७.०३.२०२२

उपरोक्त विषयान्वये आपण या कार्यालयाकडे निरंक दाखल केलेले कागदपत्रे,पुरावे व दस्ताचा प्रारूप/निष्पादीत न केलेला दस्त हा महाराष्ट्र मुद्रांक अधिनियम १९५८ चे अनुसुची १ मधील अनुच्छेद क्रमांक ३६(४) असून सदर दस्त हा मौ. कृष्णुर, एमआयडीसी ता.नायगांव खै. जि. नांदेड येथील प्लॉट क्र. बी-१७६ क्षेत्र १२१५० चौमी बाबतीत भाडेपटा करारनामा विषयी आहे

१) हा दस्त कलम ३१(३) वाचा कलम ३२ अ चे कक्षेत येत असून सदर प्रकरण भाडेपटा करारनामा असून मौ. कृष्णुर, एमआयडीसी ता.नायगांव खै. जि. नांदेड येथील असून भुखंड क्र प्लॉट क्र. बी-१७६ क्षेत्र १२१५० चौमी आहे. एमआयडीसी यांनी दिलेली किंमत रु ३३,४१,४००/- असून म्हणजे ३३,४१,५००/- वर अनु २५ ब दोन प्रमाणे ५ टक्के मु. शु. रु. १,६७,०७५/- व अनुच्छेद २७ अन्वये रु. १००/- व अनु. ३५ चे ५००/- असे एकूण रक्कम रु. १,६७,६७५/- अनुज्ञेय ठरते.

परंतु पक्षकार यांनी जिल्हा उदयोग केंद्र नांदेड यांचे माफीचे मुद्रांक शुल्क बाबतचे प्रमाणपत्र सोबत जोडले आहे. प्रमाणपत्र जा क्र/जिऊकेना/विकास/साप्रोयो-२०१९/मुशुमा/२०२२/५०३ दि.१५/०३/२०२२ हे प्रमाणपत्र कै. संभाजी पवार शंतकरी उत्पादक कंपनी ज्याचा प्लॉट क्रं.बी-१७६ बाबतीत दिलेला आहे. सदरील घटकास महसुल व वन विभागाची अधिसूचना क्रं मुद्रांक २०१९/अनौसक/२३/क्र-३२८/म.१दिनांक २०/९/२०१९ व उदयोग उर्जा व कामगार विभाग मंत्रालय मुंबई -३२ यांचा शासननिर्णय क्रंमाक पीएसआय/२०१९/सीआर -४६ आयएनडी- ८/दिनांक १६/९/२०१९ नुसार उक्त अधिनियमाच्या अनु. १ अनु ३६ मधील तरतुदीनुसार आकारणी योग्य असलेले मुद्रांक शुल्क माफी आहे . सदर प्लॉट हा एमआयडीसी यांनी दिलेला असल्याने त्यांना मुद्रांक शुल्काची माफी देणे योग्य आहे.

तरी कमीत कमी मु शु ५००/- व अनु ३५ चे ५००/- अनु २७ चे १००/- असे एकूण ११००/- इतके किंमतीचा मुद्रांक शुल्क देय आहे.

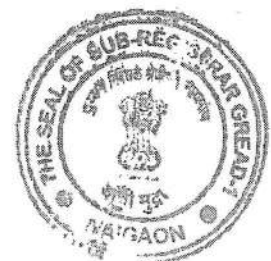
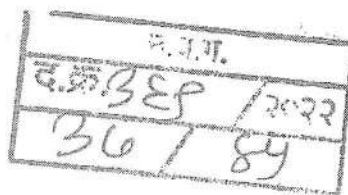
वर दिलेले अभिनिर्णयानुसार आपण प्रस्तावीत दस्तास देय ठरणारा मुद्रांक शुल्काची रक्कम ई- चलानद्वारे भरणा करून मुळ चलन या कार्यालयाकडे दाखल करून तो दस्त या कार्यालयाकडून अभिनिर्णयानुसार कलम ३२ खाली प्रमाणीत करून दिला जाईल.

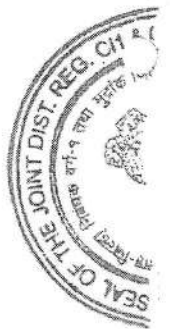
सदरचे अभिनिर्णय मान्य नसल्यास आपण मा.नांदेणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक लातूर विभाग लातूर यांचेकडे या आदेशाच्या दिनांकापासून ६० दिवसांच्या आत अपिल सादर करू शकता.

(वि प्र बोरोळकर)

मुद्रांक जिल्हाधिकारी नांदेड.

प्रत - दुय्यम निबंधक श्रेणी १ नायगांव खै. ता.नायगांव खै. जि नांदेड यांना माहितीस्तव .





प.व.म.	
सं.सं. ३६९	२०२२
३८	४५





CHALLAN
MTR Form Number-6

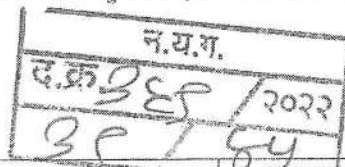


GRN MH015218300202122E	BARCODE	Date 24/03/2022-11:32:38	Form ID
Department Inspector General Of Registration		Payer Details	
Payment of Stamp Duty in Adjudication case Type of Payment Stamp Duty in Adjudication Case		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name NND_JT DISTRICT REGISTRAR NANDED	Full Name	Sambhaji Pawar Farmer Producer Company Ltd	
Location NANDED		Turf Director Sow Punam R Pawar	
Year 2021-2022 One Time	Flat/Block No.		
Account Head Details	Amount In Rs.	Premises/Building	
0030051701 Stamp Duty	1100.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		SecondPartyName=MIDC	KRISHNUR TQ
		NAIGAON-AdjudicationCaseNo.=65/2022	
		Amount In	One Thousand One Hundred Rupees Only
		Words	
Total	1,100.00		
Payment Details INDIAN BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02608672C22032418523 3460663060
Cheque/DD No.		Bank Date	RBI Date 24/03/2022-11:33:22 Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नदर चालन "टाइप ऑफ पेमेंट" नदरे नमुद कारणसालीच लागु आहे. इतर कारणसाली किंवा नदणी न कचवयललीच लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1		0007315140202122	24/03/2022-11:48:36	1100.00
Total Defacement Amount				1,100.00



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: 02462-221203,
Fax: 02462-221203
E-mail: ronanded@midcindia.org

REGIONAL OFFICE, NANDED
Udyog Bhavan, 2nd Floor, Shivaji Nagar
Nanded - 431602

Letter No.:
MIDC/RO(NANDED)/Kushnoor/LMS-642/ 256

Date: 24-MAR-2022

To,
M/s Late Sambhaji Pawar Farmer
Producer Company Limited

H. No. 144, Aluwadgaon. Tq. Naigaon, Dist.
Nanded,

Subject :- **Kushnoor Industrial Area**
Plot No. B-176
Asking party to register the document.

Sir/Madam/Gentlemen,

The Agreement to Lease in respect of the above said Plot has been executed on 24/03/2022. The Agreement to 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 both copies of the Agreement to Lease for the registration making.

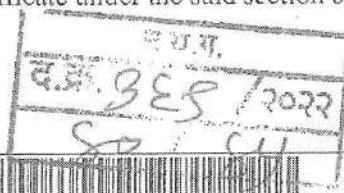
(1) The original returnable to you and
(2) The duplicate to the
REGIONAL OFFICE, NANDED
Udyog Bhavan, 2nd Floor, Shivaji Nagar
Nanded - 431602

(3) Three Xerox copies of original documents of Agreement to 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 Agreement to 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 Agreement to Lease and its duplicate for registration.

We inform you that Income Tax Authorities have omitted section 230A of Income Tax 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(NANDED)/Kushnoor/LMS-642/

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

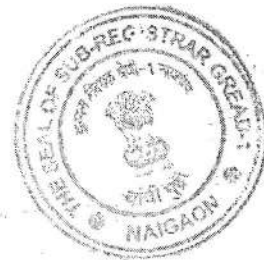
Thanking You,

Yours faithfully,


Area Manager
Regional Officer,
MIDC, Nanded.

Encl : as above

REG.
G. No. 358/2022
82/84



भारत सरकार
Government of India




पुनम राजेश पवार
Poonam Rajesh Pawar
जन्म तारीख / DOB 01/05/1974
स्त्री / Female



4836 5487 6467

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्तेचे नं: राजेश पवार,
भाग्यलक्ष्मी निवास 1-4-86, फुले
नगर, शिवाजी नगर जवळ, फुले नगर,
नांदेड, नांदेड, महाराष्ट्र,
431601

Address: W/O: Rajesh Pawar, bhagyalaxmi
niwas 1-4-86, phule nagar, shivaji nagar
jawal, phule nagar, Nanded, Nanded,
Nanded, Maharashtra, 431601

4836 5487 6467

1847
1800 300 1947

help@uidai.gov.in

UIDAI
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVE. OF INDIA

POONAM RAJESH PAWAR
PRATAPRAO MOHANRAO PATIL

18/10/1974
Permanent Account Number
ACLPP9981C




20112014

Signature

इस कार्ड के खोने / पाये पर कृपया सूचित करें / लौटाने -
आयकर पैन सेवा इकाई, एन एस डी एल
5 थो मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341 सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक, फुले
पुरे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: hainfo@nsdl.co.in

भारत सरकार
Government of India




सुनील दिगंबरराव पवार
Sunil Digamberrao Pawar
जन्म तारीख/DOB: 15/07/1978
पुरुष/ MALE

7966 9171 9167

VID : 9146 0023 7461 5758

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India




पत्ता:
वडिलाचे/आईचे नं: दिगंबरराव पवार, घ नं 7, शहाजी नगर,
मालेगाव रोड तरोडा खुर्द, तरोडा खुर्द, नांदेड,
महाराष्ट्र - 431605

Address:
S/O: Digamberrao Pawar, H no 7, Shahaji
Nagar, Malegaon Road, Taroda khurd, Taroda
Bk., Nanded,
Maharashtra - 431605

7966 9171 9167

VID : 9146 0023 7461 5758

1947 | help@uidai.gov.in | www.uidai.gov.in

न.य.ग.
द.क्र. १६९/२०२२
४२/१५



भारत सरकार
Government of India

परमेश्वर बळीराम कदम
Prameshwar Baliram Kadam
जन्म तिथि/DOB: 04/01/1990
पुरुष/ MALE

कर्मचारी साक्षात्कारित
नी स्वतः

Download Date: 07/01/2020

Use Date: 09/03/2017

7069 2606 3994
VID : 9187 5615 2791 3559

मेरा आधार, मेरी पहचान

भारतीय विधिक पहचान प्राधिकरण
Indian Identification Authority of India

पता:
मुख्य रोड सोमठणा ता नावगाव जि नंदेड, अह संमठणा
पोस्ट सुगाव ता नावगाव जि नंदेड, सुगाव, नंदेड,
महाराष्ट्र - 431722

Address:
main road somthana tq naigaon dist nanded,
at somthana post sugaon tq naigaon dist
nanded, Sugaon, Nanded,
Maharashtra - 431722

7069 2606 3994
VID : 9187 5615 2791 3559

1947 | help@uidai.gov.in | www.uidai.gov.in

न.य.ग.
द.क्र. ४६९/२०२२
४३/४५



409/369
गुलवार, 24 मार्च 2022 7:14 म.नं.

दस्त गोपवारा भाग-1

नयग
दस्त क्रमांक: 369/2022

दस्त क्रमांक: नयग /369/2022

बाजार मूल्य: रु. 33,41,500/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,100/-

दु. नि. सह. दु. नि. नयग यांचे कार्यालयात

अ. क्र. 369 वर दि.24-03-2022

गोजी 7:06 म.नं. वा. हजर केला.

पावती:544

पावती दिनांक: 24/03/2022

सादरकरणाचा नाव: मे.लेट संभाजी पवार फार्मर्स प्रोड्यूसर कंपनी लि. तर्फे डायरेक्टर पुनम राजेश पवार

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 900.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 45

दस्त हजर करणाऱ्याची सही:

एकूण: 30920.00

Sub Registrar Naygaon

दुय्यप निबंधक श्रेणी - 1

दस्ताचा प्रकार: नॉन्-रिजिस्टर्ड लीज

Sub Registrar Naygaon

दुय्यप निबंधक श्रेणी - 1

नायगाव

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.

शिक्रा क्रं. 1 24 / 03 / 2022 07 : 06 : 22 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 24 / 03 / 2022 07 : 08 : 37 PM ची वेळ: (फी)





दस्त गोपबारा भाग-2

 नयग
 दस्त क्रमांक: 369/2022

24/03/2022 7 14:22 PM

दस्त क्रमांक : नयग/369/2022

दस्ताचा प्रकार :- अॅग्रीमेंट टू नीज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. वेद संभाजी पवार फार्मर्स प्रोजेक्ट्स कंपनी लि. तर्फे डायरेक्टर पुनम राजेश पवार पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ग. फुलेनगर, शिवाजीनगर नांदेड ता. जि. नांदेड, महाराष्ट्र, NANDED. पिन नंबर:	भाडेकरू वय :- 47 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव: महाराष्ट्र औद्योगिक विकास महामंडळ येरिया ऑफिस नांदेड पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नांदेड. पिन नंबर:	मालक वय :- स्वाक्षरी:- <i>[Signature]</i>		

दरीन दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू नीज चा दस्त ऐवज करून दिल्याचे कवून करतात.
शिक्का क्र. 3 ची वेळ: 24 / 03 / 2022 07 : 12 : 34 PM

ओळख:-

खालील इमम अमे सिधेदीत करवात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

[Signature]
दुय्यप निबंधक श्रेणी -
नायगांव

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: परमेश्वर बळीगम कदम वय: 30 पत्ता: ग. सोमटाणा ता. नायगाव खे. जि. नांदेड पिन कोड: 431722	स्वाक्षरी <i>[Signature]</i>	
2	नाव: मुनिल दिगंबरराव पवार वय: 43 पत्ता: ग. तरोडा वृ. नांदेड ता. जि. नांदेड पिन कोड: 431605	स्वाक्षरी <i>[Signature]</i>	

शिक्का क्र. 4 ची वेळ: 24 / 03 / 2022 07 : 13 : 33 PM

शिक्का क्र. 5 ची वेळ: 24 / 03 / 2022 07 : 13 : 37 PM नोंदणी पुस्तक 1 मध्ये

[Signature]
Sub Registrar Naygaon
दुय्यप निबंधक श्रेणी -

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	65/2022	1521830020	1100	SD		
2		DHC		2403202224484	920	RF	2403202224484D	24/03/2022
3		eChallan		MH015290655202122E	30000	RF	0007337553202122	24/03/2022

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

369 / 2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

इमामाकत करण्वात येते की, सतर दस्तऐवज
पुस्तक 1 मध्ये आहेत. पुस्तक क्र. 9 # 369/2022
नोंदणी नोंदवला तारीख 28/03/2022



[Signature]
दुय्यप निबंधक श्रेणी - 9
नायगांव

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: 02462-221203,
Fax: 02462-221203
E-mail: ronanded@midcindia.org

REGIONAL OFFICE, NANDED
Udyog Bhavan, 2nd Floor, Shivaji Nagar
Nanded - 431602

Letter No.:
MIDC/RO(NANDED)/Kushnoor/LMS-
642/A00120

Date: 01-JAN-2022

Subject :- **Kushnoor Industrial Area**
Plot No. B-176
Allotment of Land

:ORDER:

Sanction is hereby accorded to the allotment of land admeasuring **12150 Sq. Mts. at the rate of Rs. 242/- per Sq. Mts.** Comprising of Plot No. **B-176** in **Kushnoor Industrial Area** to **M/s Late Sambhaji Pawar Farmer Producer Company** a Company incorporated under the Companies Act-1956 and having its registered office at **H. No. 144, Aluwadgaon, Tq. Naigaon, Dist. Nanded, 431601** for setting up your industrial unit for manufacturing of **AGRICULTURAL PRODUCTS** subject to the payment of the premium of **3381400/- (Rs.Thirty Three Lakh Eighty One Thousand Four Hundred Only)** (including **15%** additional charge for road having **45 and above M** road width i.e. **2940300* 15% = Rs.441045** as additional charges) and subject to the following conditions.

1. The amount of earnest money **Rs. 735075/- (Rs. Seven Lakh Thirty Five Thousand Seventy Five Only)** received on dated **12-JUL-2021** with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of **Rs. 2646325/- (Rs. Twenty Six Lakh Forty Six Thousand Three Hundred Twenty Five Only)** balance amount of the premium within a period of 30 days from the date of receipt of this order, by online payment at <https://land.midcindia.org>
2. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.
3. In the event of the allotment being cancelled as foresaid the corporation shall forfeit the whole of the earnest money received with the application.
4. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease and the lease annexed thereto & in substance are as follows.
 - a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
 - b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.
 - c) The allottee shall get the plan and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance



MIDC/RO(NANDED)/Kushnoor/LMS-642/

n) Please also note that AtoL will be signed with you within 30 days from the date of handing over of possession of plot.

Dhanaji
Shivaji
Ingle
Regional Officer,
MIDC, Nanded.

To,
M/s Late Sambhaji Pawar Farmer
Producer Company
H. No. 144, Aluwadgaon. Tq. Naigaon,
Dist. Nanded
431601

Copy f.w.cs. to:

1. JT. C.A.O. AURANGABAD
2. DY. ENGINEER, MIDC SUB DN. NANDED
3. EXECUTIVE ENGINEER, MIDC DN. NANDED
4. M.S.E.D.CO. LTD.
5. SHRI. P.R. CHOUDHARI, SURVEYOR

