

SITE VISIT REPORT
OF
UNITEC FIBRES LIMITED



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Introduction

Company Name	Unitec Fibres Limited
Period of Visit	June 11, 2026 and June 12, 2026
Visit Conducted By	Mr. Vaibhav Mithia
Visit Hosted By	Mr. Vijay Omjagdish Behl and Mr. Mihir Suvanam
Site Name & Address	Registered Office: Bldg No 8 Flat No 3, Oshiwara Mahda Complex, Andheri (W), Mumbai-400053, Maharashtra, India. Factory and Manufacturing unit located at: Unit 1- E-56 & E-57, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India. Unit 2- N- 29, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India. Proposed Manufacturing Unit 3- Land bearing City Survey No. NA136, NA141, NA249, NA132, NA67, NA82, NA133, NA134, NA246 and NA248 Anklas, Tal. Umbergaon District: Valsad, Gujarat - 396105, India.

- We undertook the site visit as mentioned above for the proposed SME IPO of Unitec Fibres Limited.
- This report has been prepared with all reasonable skill, care and diligence and summarises the findings from the site visit.
- All values quoted in this Report are based on information provided by the Client.

Summary of Business

The Company is engaged in the manufacturing of Recycled Polyester Staple Fibre ("RPSF"), a product created from recycled polyester raw materials. The production process begins with the procurement of raw materials like PET flakes, PET chips and other polyester waste materials. These materials are then converted into raw inputs, spun into fibre and processed to meet the requirements of Their customers related to fibre properties like colour and density. Their products find applications in industries like the automobiles (carpet, roof liners, trunks), home furnishing (sofa, curtains, carpets) and textile sectors (spinning mills). The company manufacturing process focuses on the regeneration of polyester fibre through the utilization of PET flakes, PET chips and other PET waste derived from discarded plastic bottles and post-consumer waste streams. By converting such recyclable materials into Recycled Polyester Staple Fibre ("RPSF"), they contribute to resource conservation, waste reduction and the production of environmentally sustainable products.

History of the Company

The Company was originally incorporated on February 11, 2005 under the name "*Unitec Fibres Private Limited*" under the provisions of the Companies Act, 1956 with the Assistant Registrar of Companies, Mumbai, Maharashtra. Subsequently, the status of the Company was changed to public limited Company and the name of our Company was changed to "*Unitec Fibres Limited*" vide Special Resolution passed by the Shareholders at the Extra-Ordinary General Meeting of our Company held on February 14, 2024. The fresh certificate of incorporation consequent to conversion was issued on June 13, 2024, by Registrar of Companies, Central Processing Centre. The Corporate Identification Number of our Company is U17120MH2005PLC151224.

Vijay Omjagdish Behl, Virander Behl, Devina Virander Behl, Rajiv Behl, Mihir Suvanam and M/s. Magic Films Private Limited are the current promoters of our Company.

Site Visit Officer

I, Vaibhav Mithia, Deputy Manager, working at Merchant Banking Division of Smart Horizon Capital Advisors Private Limited (*Formerly known as Shreni Capital Advisors Private Limited*), the Merchant Banker to the proposed Public Offer of Unitec Fibres Limited, met with Mr. Vijay Omjagdish Behl, the Promoter of the Company and Mr. Mihir Suvanam, Chief Financial Officer at the **Registered office** of the Company and we have examined various documents related to Company's operations and Management. We also visited the Company's Factory and Manufacturing

Unit 1- E-56 & E-57, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India. ,

Unit 2- N- 29, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India and

Proposed Manufacturing Unit 3- Land bearing City Survey No. NA136, NA141, NA249, NA132, NA67, NA82, NA133, NA134, NA246 and NA248 Ankla, Tal. Umbergaon District: Valsad, Gujarat - 396105, India.

Promoters and Executive Directors

Following are the profile of promoter and executive directors based on the documents and discussion:

Mr. Virander Behl, is one of the Promoters and the Managing Director of the Company. He completed his bachelor's degree in arts from Guru Nanak Dev University in the year 1983. He has been associated with the Company since incorporation as director, later designated as Managing Director w.e.f July 12, 2024.

Mr. Vijay Omjagdish Behl, is one of the Promoters, Chairman and the Whole Time Director of the Company. He completed his bachelor's degree in arts from Guru Nanak Dev University in the year 1979. He has been associated with Company w.e.f. March 20, 2016 as director, later designated as Chairman and Whole-Time Director w.e.f July 12, 2024.

Ms. Devina Virander Behl, is one of the Promoters and a Non-Executive Non-Independent Director of the Company. She has completed her secondary school from the Maharashtra State Board in the year 1981. She has been associated with a Company since incorporation as director, later designated as Non-Executive Non-Independent Director w.e.f. July 12, 2024.

Mr. Rajiv Behl, aged 69 years, is the Chief Executive Officer and promoter of the Company with effect from May 17, 2025. He has completed his bachelor's degree in commerce from University of Bombay in the 1976. He has been associated with a Company since 2017 and was responsible for overseeing company's financial operations.

Mr. Mihir Suvanam, aged 38 years, is the Chief Financial Officer and promoter of the Company with effect from May 17, 2025. He has completed his Master of Science in finance, from the City University London in 2009.

Directors

A Brief meeting on the business of the Company was held. We examined all the documents relating to the Non-Executive Director. The profile of the non-executive director is given below based on the documents submitted by them to us:

Mr. Sekar Ananthanarayan, is the Non-Executive Independent Director of the Company. His list of qualifications includes being an Associate Company Secretary (ACS), Cost Accountant (FCMA), and an Insolvency Professional (IP). He is also a Practising Company Secretary providing compliance related services through his Proprietor firm M/s. A. SEKAR since 1996, He has a diversified professional experience of over 29 years regarding compliance of Companies Act including undertaking secretarial audits, restructuring of companies including mergers & amalgamations, filing of applications and petitions before NCLT and other regulatory authorities. He has been appointed as the Non-Executive Independent Director in a Company w.e.f. July 12, 2024. His professional knowledge and expertise and support the strategic initiatives of our Company.

Ms. Pradnya Yogesh Chandorkar, is the Non-Executive Independent Director of the Company. She is a Fellow Member of the Institute of Cost Accountants of India and has over 16 years of professional experience as a Practising Cost Accountant since 2009. Her areas of expertise include cost audits of companies, financial management, product costing, and other related matters. She is currently a Senior Founder at M/s. CY & Associates, a partnership firm of Cost Accountants established on March 12, 2012. She was appointed as a Non-Executive Independent Director of the Company with effect from July 12, 2024. Her experience in cost management and financial advisory contributes significantly to the strategic initiatives and operational functions of the Company.

Human Resources

Human resource is the key element for developing a company's growth strategy and handling the day-to-day activities within the organization. According to the Company's records, there were around 161 individuals altogether on the payroll as of May 31, 2026.

Department	Number of permanent employees
HR & Admin Department	07

Accounts & Finance Department	18
Import & Export Department	02
Purchase & Store Department	06
Technical Team/ Quality Department/ R&D Department	09
Dispatch Department	08
Production Department	87
Maintenance Department	24
Total	161

Shareholders

The following are the shareholders holding in the Company as on June 10, 2026:

Sr. No.	Name of the Shareholder	Number of Equity shares	Percentage of the pre-Issue Equity Share Capital (%)
1.	Mr. Vijay Omjagdish Behl	26,55,000	25.28%
2.	Mr. Rajiv Behl	28,00,000	26.66%
3.	M/s. Magic Films Private Limited	16,34,537	15.56%
4.	Mr. Virander Behl	13,88,957	13.23%
5.	Mr. Mihir Suvanam	6,65,000	6.33%
6.	Ms. Devina Virander Behl	5,33,877	5.08%
7.	Ms. Angela Johanna Staudinger	4,24,398	4.04%
8.	Mr. Umesh Seth	1,50,000	1.43%
9.	Ms. Vibha Behl	1,45,009	1.38%
10.	Ms. Vasudha Behl	70,000	0.67%
11.	Speciality Papers Limited	35,000	0.33%
	Total	1,05,01,778	100.00%

Business Activities

Based on discussions with the Promoter, the Company's revenue and business activities are derived from customers operating in diverse industry segments. Accordingly, the customer base has been categorized into **Home Furnishing, Automobile, Non-Woven Fabrics, Textile, and Other Industries** for analytical and presentation purposes.

Property

We have visited the Following properties of the company.

Registered Office: Bldg No 8 Flat No 3, Oshiwara Mahda Complex, Andheri (W), Mumbai-400053, Maharashtra, India.
Factory and Manufacturing unit located at: Unit 1- E-56 & E-57, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India. Unit 2- N- 29, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India.
Proposed Manufacturing Unit 3- Land bearing City Survey No. NA136, NA141, NA249, NA132, NA67, NA82, NA133, NA134, NA246 and NA248 Ankla, Tal. Umbergaon District: Valsad, Gujarat - 396105, India.

Object of the Issue

The Company has planned to utilize the IPO Proceeds from the offer towards the following.

- Repayment/prepayment of all or certain of our borrowings availed of by our Company;
- General corporate purposes.

Mode of Conveyance

Transport mode used by Site Officer's: Cab and promoters Car.

Photographs

PHOTOS OF THE CORPORATE OFFICE LOCATED AT:

Bldg No 8 Flat No 3, Oshiwara Mahda Complex, Andheri (W), Mumbai-400053, Maharashtra, India.





Reception Area and Waiting Area



Directors Desk of Vijay Omjagdish Behl



Employees at Registered office



PHOTOS OF THE FACTORY/MANUFACTURING UNIT LOCATED AT:

E-56 & E-57, M.I.D.C., Tarapur Industrial Area, Tarapur, Palghar, Thane- 401506, India.





Entrance Of the Factory/Manufacturing Unit



Manufacturing Unit





Factory/Manufacturing Unit photos





Fire safety facility in plant





Supervisors and Employees



Plant Manager



Entrance of Manufacturing Unit

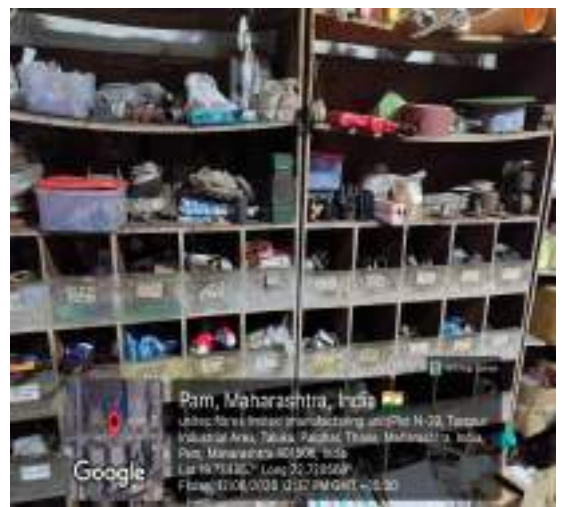
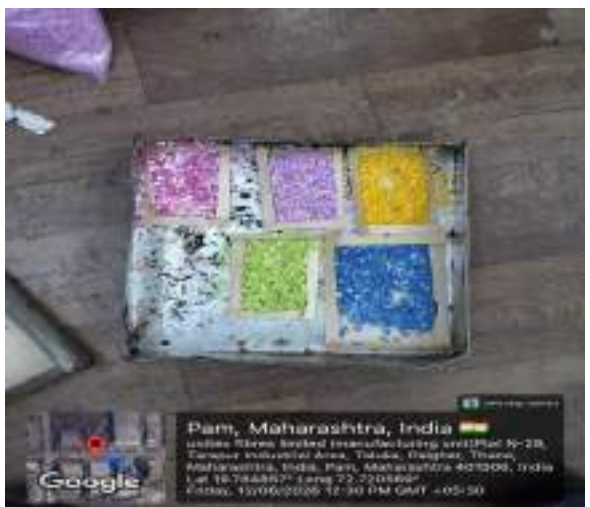


At the entrance from left to right Mr. Vaibhav Mithia from Smart Horizon Capital Advisors Private Limited along with Chief Financial Officer and promoter of company Mr. Mihir Suvanam









Proposed Manufacturing Unit 3- Land bearing City Survey No. NA136, NA141, NA249, NA132, NA67, NA82, NA133, NA134, NA246 and NA248 Anklas, Tal. Umbergaon District: Valsad, Gujarat - 396105, India.









Thanking You,

For Smart Horizon Capital Advisors Private Limited
(Formerly known as Shreni Capital Advisors Private Limited)

Vaibhav

Name: Mr. Vaibhav Mithia
Designation: Deputy Manager
Place: Mumbai

Enclosures:

Annexure 1: Shareholder List

Annexure 2: certified Employees details

Annexure 3: Property Documents

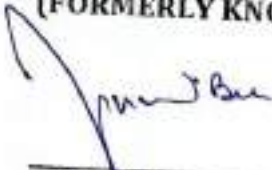
Annexure 4: Factory Licence

Annexure 5: Shop establishment Certificate

LIST OF SHAREHOLDERS AS ON 10th June, 2026**EQUITY SHARES OF RS 10/-EACH**

SR.NO	NAME OF SHAREHOLDERS	NO OF SHARES HELD	PERCENTAGE
1	MR. VIRANDER BEHL	13,88,957	13.23%
2	MR. VIJAY BEHL	26,55,000	25.28%
3	MR. RAJIV BEHL	28,00,000	26.67%
4	MS. DEVINA BEHL	5,33,877	5.08%
5	MS. VIBHA BEHL	1,45,009	1.38%
6	MS. VASUDHA BEHL	70,000	0.67%
7	MAGIC FILMS PRIVATE LIMITED	16,34,537	15.56%
8	SPECIALITY PAPERS LIMITED	35,000	0.33%
9	MR. UMESH SETH	1,50,000	1.43%
10	MS. ANGELA STAUDINGER	4,24,398	4.04%
11	MR. MIHIR RAJENDRA SUVANAM	6,65,000	6.33%
	TOTAL	1,05,01,778	100%

BY THE ORDER OF THE BOARD OF DIRECTORS
FOR UNITEC FIBRES LIMITED
(FORMERLY KNOWN AS UNITEC FIBRES PRIVATE LIMITED)


VIRANDER BEHL
DIRECTOR
DIN: 01322448



DATE: 10/06/2026
PLACE: MUMBAI

Date: 10/06/2026

To,
Smart Horizon Capital Advisors Pvt Ltd
B/908, Western Edge II, Kanakia Space,
Behind Metro Mall,
off Western Express Highway,
Magathane, Borivili East,
Mumbai - 400067, Maharashtra, India

Sub: Initial Public Offer of Unitec Fibres Limited

HUMAN RESOURCE

We have 161 permanent employees as on 31st May 2026. The breakdown of our permanent employees in different functionalities, have been provided below.

Department/Function*	No. of Employees
HR & Admin Department	07
Accounts & Finance Department	18
Import & Export Department	02
Purchase & Store Department	06
Technical Team / Quality Department/ R&D Department	09
Dispatch Department	08
Production Department	87
Maintenance Department	24
Total	161

Details of labour contractors associated with the Company for providing workers:

Sr No.	Name of Contractor	Agreement entered or Invoice
1	JAY EKVIRA ENTERPRISES	JEE/02/2026/05
2	SAI SERVICES	8 Unitec
3	SUMIT ENTERPRISES	26-27/SE/UFPL/02

We have three contractors for providing workers at our facilities.

For Unitec Fibres Limited

Mr. Virender Behl
Designation: Director



SHANTI BEN



नॉदणी व मुद्रांक विभाग

महाराष्ट्र शासन

FLAT NO. 03 BUILDING NO.8 C.H.S.L



Leave and License Agreement



SANDIP WADHAVE



OFFICE ADDRESS: SHOP NO. 95A, GROUND FLOOR, KAMDHENU SHOPPING CENTRE, NEAR FOOD INN RESTAURANT, 1ST CROSS LANE, LOKHANDWALA COMPLEX, ANDHERI WEST MUMBAI-400053

EMAIL : sandipwadhave@gmail.com



WEBSITE : apnaagreementwala.com

26/12/2024

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BroName : Joint S.R. Andheri 2

Doc No. : 14745/2024

Regn.53m

Village Name : Oshivara

(1) Article	Leave and Licenses(36 A)
(2) Deposit	-
(3) Licence Fee	Rs.50000/-
(4) Property Description	Corporation: Mumbai, Other details: Apartment/Flat No.03, Floor No.GROUND , Building Name:OSHIWARA MHADA COMPLEX BLDG NO.08, Block Sector:ANDHERI WEST, MUMBAI - 400053, Road:NEW LINK ROAD, City:Oshivara, District:Mumbai Sub-urban District, Ward no. : K/WEST, Leave and License Months:36
(5) Area	600 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Behl Vrandar Omjagdish Age: 60 Address: Flat No.112, Floor No.11th , Building Name:Santosh Tower, Block Sector:Lokhandwala Complex , Road:3rd Cross Lane , City:Andheri West, District:Mumbai, State:Maharashtra, Pin:400053 PAN: AEDPB1136E
(8) Licensee Name and Address	Limited Company: United Fibres Limited Address: Flat No.03, Floor No:Ground , Building Name:Oshivara Mhada Complex , Block Sector:Oshivara, Road:New Link Road, City:Andheri West, District:Mumbai, State:Maharashtra, Pin:400053 PAN AAACU7353H through their Chairman Behl Vijay Omjagdish, Age: 65, Address: Flat No:506, Floor No:5th Floor, Building Name:Brighton Towers, Block Sector:Lokhandwala Complex, Road:2nd Cross Lane, City:Andheri West, District:Mumbai, State:Maharashtra, Pin:400053 PAN: AEZPB2081H
(9) Date of Execution	24/12/2024
(10) Date of Registration	26/12/2024
(11) Registration Number/Year	14745/2024
(12) Stamp Duty	Rs.4510.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Andheri 2 :



Joint S.R. Andheri 2



CHALLAN
MTR Form Number-5



GRN	MH0131455624202425P	BARCODE			Date	24/12/2024-16:47:31		Form ID	36A	
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty						
Office Name				BDR16__JT SUB REGISTRAR ANDHERI 5		Full Name		Mr.Bhel Virander Omjagdish		
Location				MUMBAI		Flat/Block No.		Flat No. 03, GROUND Floor, 'OSHIWARA MHADA		
Year				2024-2025 One Time		Premises/Building		COMPLEX BLDG NO.05		
Account Head Details				Amount in Rs.		Road/Street		NEW LINK ROAD		
0030045501 Stamp Duty				4510.00		Area/Locality		ANDHERI WEST, MUMBAI		
0030063301 Registration Fee				1000.00		Town/City/District				
						PIN		4000053		
						Remarks (# Any)				
						SecondPartyName=Unifec Fibres Limited-				
Total				5,510.00		Amount in Words		Five Thousand Five Hundred Ten Rupees Only		
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		10000502024122407259 7018663311355		
Cheque/DD No.				Bank Date		RBI Date		24/12/2024-16:48:00 27/12/2024		
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		1017617 , 27/12/2024				

Department ID :

Mobile No. : 7887997884

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

अनुवृत्त चालन केवल पुण्या निवासेक कार्यालयास नोंदणी करायलायला येऊनसाठी लागू आहे. नोंदणी न करायलायला येऊनसाठी अनुवृत्त चालन लागू नाही.

Signature Not Verified

Digitally signed by GPR
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI
Date: 2024.12.24 16:48:33 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	sRegistration/14745/2024	0007313748202425	26/12/2024-19:31:25	IGR187	1000.00
2	sRegistration/14745/2024	0007313748202425	26/12/2024-19:31:25	IGR187	4510.00
Total Defacement Amount					5,510.00

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4510.00/-	MH013145624202425P	24/12/2024
DHC	Rs. 300/-	1224245717157	24/12/2024
Registration Fee	Rs. 1000.00/-	MH013145624202425P	24/12/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 24/12/2024 at Mumbai

Between,

1) **Name:** Mr. Behl Virander Omjagdish, Age : About 60 Years, PAN : AEDPB1139E Residing at: Flat No:112, Floor No:1th , Building Name:Santosh Tower, Block Sector:Lokhandwala Complex , Road:3rd Cross Lane , Andheri West, Mumbai, Maharashtra, 400053

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Unitec Fibres Limited**(Limited Company) Residing at: Flat No:03, Floor No:Ground , Building Name:Oshiwara Mhada Complex , Block Sector:Oshiwara, Road:New Link Road, Andheri West, Mumbai, Maharashtra, 400053

through Chairman Mr. Behl Vijay Omjagdish , Age : About 65 Years, PAN: AEZPB2081H Residing at: Flat No:506, Floor No:5th Floor, Building Name:Brighton Towers, Block Sector:Lokhandwala Complex, Road:2nd Cross Lane, Andheri West, Mumbai, Maharashtra, 400053

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/12/2024 and ending on 30/11/2027, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his/her/their aforesaid Non-Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



1) Period: That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 36 Months commencing from 01/12/2024 and ending on 30/11/2027

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 50000 (Fifty Thousand Only) per month towards the compensation for the use of the said Licensed premises. This amount of monthly License fee amount shall be payable within first five days of the concerned month of Leave and License.

3) Maintenance Charges: That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

4) Electricity Charges: The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

5) Use: That the Licensed premises shall only be used by the Licensee for Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

6) Alteration: That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.

7) No Tenancy: That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.

8) Inspection: That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

9) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.



10) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their articles from the said premises on expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

11) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally .

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Apartment/Flat No. 03, Built-up :650 Square Feet, situated on the GROUND Floor of a Building known as 'OSHIWARA MHADA COMPLEX BLDG NO.08' standing on the plot of land bearing Ward no. :K/WEST,Road: NEW LINK ROAD, Location: ANDHERI WEST, MUMBAI - 400053, of Village:Oshivara,situated within the revenue limits of Tehsil Andheri and Dist Mumbai Sub-urban District and situated within the limits of Mumbai Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.



Name & Address	Photo	Thumb Verified	Digitally signed
Licensors Mr.Behl Virander Omjagdish Address: Flat No:112, Floor No:1th , Building Name:Santosh Tower, Block Sector:Lokhandwala Complex , Road:3rd Cross Lane , Andheri West, Mumbai, Maharashtra, 400053			Not Available
Licensee Unitec Fibres Limited (Limited Company) through his Chairman Mr. Behl Vijay Omjagdish Address: Flat No:506, Floor No:5th Floor, Building Name:Brighton Towers, Block Sector:Lokhandwala Complex, Road:2nd Cross Lane, Andheri West, Mumbai, Maharashtra, 400053			Not Available
Witness of execution of all executants Shah Shanti Address: Flat No:B-501/02, Floor No:5th , Building Name:Sea Shell , Block Sector:Lokhandwala Complex , Road:3rde Cross Lane , Andheri West, Mumbai, Maharashtra, 400053			Not Required
Witness of execution of all executants Behl Rajiv Address: Flat No:A-203, Floor No:2nd, Building Name:Sea Shell , Block Sector:Lokhandwala Complex , Road:3rd Cross Lane , Andheri West, Mumbai, Maharashtra, 400053			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees have stated that they are well acquainting to the said parties.They have given their consent to, Department of Stamp and Registration,Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No,Photo)	
Licensor Behl Virander Omjagdish	24/12/2024 05:15:41 PM	24/12/2024 05:15:54 PM	Virander Om Jagdish Behl, Male, 1278662113083547648	
licensee Unitec Fibres Limited through Chairman Behl Vijay Omjagdish	24/12/2024 05:18:14 PM	24/12/2024 05:18:32 PM	Vijay Omjagdish Behl, Male, 1321082081984929792	
Identifier for all executants Behl Rajiv	24/12/2024 05:27:51 PM	24/12/2024 05:28:03 PM	Rajiv Behl, Male, 1309035865390473216	
Identifier for all executants Shah Shanti	24/12/2024 05:32:08 PM	24/12/2024 05:32:28 PM	Shanti Hemant Shah, Female, 1174982869246365696	



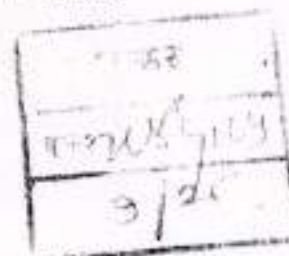
09-23-1968

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. DI/TRE/240/ 3270 /1968,
Office of the Executive Engineer,
M.I.D.C. Division No. IV, Thane.

Dated: 14.9.68

To,
M/s. Vijaynand Sode,
25, 1st floor, Pagar Chambers,
1.A. Brelvi Road,
Bombay-400001.



Dear Sirs,

Sub: B.C.O. & D.O.O. for your factory building
on Plot No. E-56 in Tarapur
Industrial Area for -
M/s. Supreme Soaps P. Ltd.

Ref: Your letter No. 9/772/L-52 dt. 29.5.68.

Please find enclosed herewith Building Completion
Certificate and Drainage Completion Certificate for the above
work, as required by you.

Please acknowledge the receipt.

Yours faithfully,

[Signature]

Executive Engineer,
M.I.D.C. Division No. IV,
Thane

Encl: BCO & DCO.

Copy twos. to the Dy. Chief Executive Officer, MIDC
Bombay, for information. The above allottee of the plot have
completed their factory building construction work on 12.7.68
as per Dy. Engineer's report vide No. 78/356/2706 dt. 18.7.68

Encl: As above.

Copy to the Dy. Engineer, MIDC Tarapur
Sub-Division, for information.

Encl: As above.

p/1187/



Your to
 for -
 120.
 0/172/L-92 dt.
 Growth Building
 on Certificate
 Dept.
 Youzu 121b
 4 Revenue
 J.D.C. Division
 Thane
 Curative Officer,
 ee of the plot
 on work on 12.
 2700 dt. 16.7.05

THE SEAL
 P101

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: +91-22-25820703 +91-22-25829
 Fax: +91-22-25821886
 Email: rothane@midcindia.org

Regional Office, Thane
 MIDC, Thane Region
 Office Complex Building, 1st Floor
 Near Wagle Estate, Octroi Naka
 THANE
 400604

By Regd Post A.D.

No. ROT/TRP/Case No.210/3853

10 AUG 2005

06-Aug-2005

SUB: Plot No.E-E-56 in TARAPUR INDI. AREA
 Request for grant of consent for transfer of...
 Read: Letter dated 05-Apr-2005 from
 M/s. Supreme Soaps Pvt. Ltd.,

ORDER

Agreement to Lease dated 30-Oct-1979

Licensee

SHRI M. V. SANGHAVI

SHRI R. M. MENTA

Partners of F M/S. SUPREME SOAPS & DETERGENTS.

Transferee

ORDER DATE: 29-March-1982

SHRI M. V. SANGHAVI

SHRI R. M. MENTA Partners of F M/S. SUPREME SOAPS & DETERGENTS

and M/s. SUPREME SOAPS PVT. LTD.

Transferee

ORDER DATE: 14-Jun-1983

M/S. SUPREME SOAPS PVT. LTD.

Transferee

M/S. UNITEC FIBRES PVT. LTD.

by the above noted Agreement to Lease executed by the Maharashtra Industrial
 Development Corporation in favour of the Licensee, the Corporation in consideration of the
 stipulations and conditions on the part of the Licensee therein contained, agreed to grant in favour of
 the Licensee a Lease of the above plot of land in the manner specified in the said Agreement. The
 Licensee in pursuance of sub clause (1) of clause 3 of the said Agreement represented to the
 Corporation for grant to it of a consent transfer and assignment of its interest
 under or the benefit of the said Agreement in favour of

M/S. UNITEC FIBRES PVT. LTD.

(hereinafter called "the transferee"). The Corporation has after due consideration of the said
 request of the Licensee decided to grant its consent to the transfer by the Licensee of its
 benefit of its interest under the said Agreement for Mfg. of Textiles - Polyester Staple Fibre
 subject to the following conditions:

The consent hereby granted is subject to:

(a) The payment to the Corporation by the Licensees of the sum of Rs.2,60,400/- (Rs. Two lakh
 sixty thousand four hundred only) towards **DIFFERENTIAL PREMIUM** by way of Demand Draft paid on
 05/08/2005.



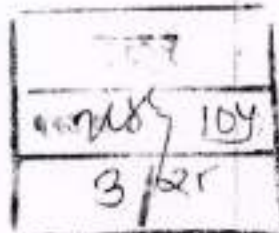
(b) The transferee shall be bound to perform and observe all the stipulations and conditions contained in the said Agreement dated 30-Oct-1979 as if the said Agreement has been executed by the transferee and shall be entitled to the grant of the Lease in its favour of the said plot of land and the factory building only after the completion of the factory building and works on the said plot of land on the production of a completion certificate from the Executive Engineer of the Corporation in accordance with clause 7 of the said Agreement such lease to be in the standard form prescribed by the Corporation and subject to the payment of the yearly rent reserved under the said Agreement.

(c) This consent is restricted to the transfer and assignment of the interest and benefits under the Agreement in favour of the transferee alone and for the project/s approved/permited by the Corporation and in case the transferee propose to make any further transfer or assignment or parting wholly or partially with the possession of the said plot of land or any part thereof the transferee will have to make a fresh application for consent.

(d) The license/transferee shall execute the lease within one month from the date receipt of this letter in which the license/previous transfer shall be remained as a continuing party.

(e) The Transferee shall obtain and produce MPCB's consent for their product and JEM from GOI and CETP membership.

Area Manager
MIDC, THANE



M/s. Supreme Soaps Pvt. Ltd.,
Petro Building, Tank Lane,
Santacruz (West),
Mumbai-400054.

Copy with compliments to

M/S. UNITEC FIBRES PVT. LTD.
FLAT NO-13, BLDG NO-11,
USHIVARA KHADA COMPLEX, ANDHERI(W),
MUMBAI-400 053

1. The Chief Accounts Officer, MIDC, Mumbai-400093
2. The Technical Advisor, MIDC, Mumbai-400093
3. The Executive Engineer, MIDC, Division No. 1, THANE-400 604.
4. Copy submitted to Hon. President, Udyog Seta, C/o. D.C. Office Complex Building, 1st floor, Wagle Estate, Thane with reference to his letter No. 2005/3613 dated 05/04/2005.

Copy with f.w.c.s. to

1. The Dy Engineer(SPA), DRAINAGE SUB-DIVISION, VASAPUR, Dist. THANE.



Page 2 of 2



BUILDING COMPLETION CERTIFICATE

THIS is to certify that -

M/s. Supreme Soaps Pvt. Ltd.

allottee of Plot No. E-56 in Tarapur

Industrial Area have completed the factory building work on the above said plot in accordance with the building plans approved vide this office letter No. DB/TRP/240/2105 dated 17.6.88

through the Licenced Architects -

M/s. Vijayanand Baje (Shri. V.V. Baje, CA/75/1825).

Details of units constructed are as given below:

Schedule - as per ~~APPROVED PLAN~~ revised approved plan:

Name of the Unit	Plinth area as per approved plan Sqm.	Builtup area F.F.+M.F. Total Sqm.	B.A.M.F. Total
1) Factory building	499.50	231.25+85.56=	816.31
2) Fuel oil storage tank	45.00	-	45.00
3) Storage tank (5 Nos.)	48.08	-	48.08
4) Chimney	1.00	-	1.00
5) Cupboard Proj. (6 Nos.)	2.78	3.78	7.56
Total:	597.36	+ 320.59 =	917.95

$$P.B.I. consumed = \frac{917.95}{2100.00} = 0.44 < 1 \therefore O.K.$$

Executive Engineer,
M.I.D.C. Division No. IV,
THANE

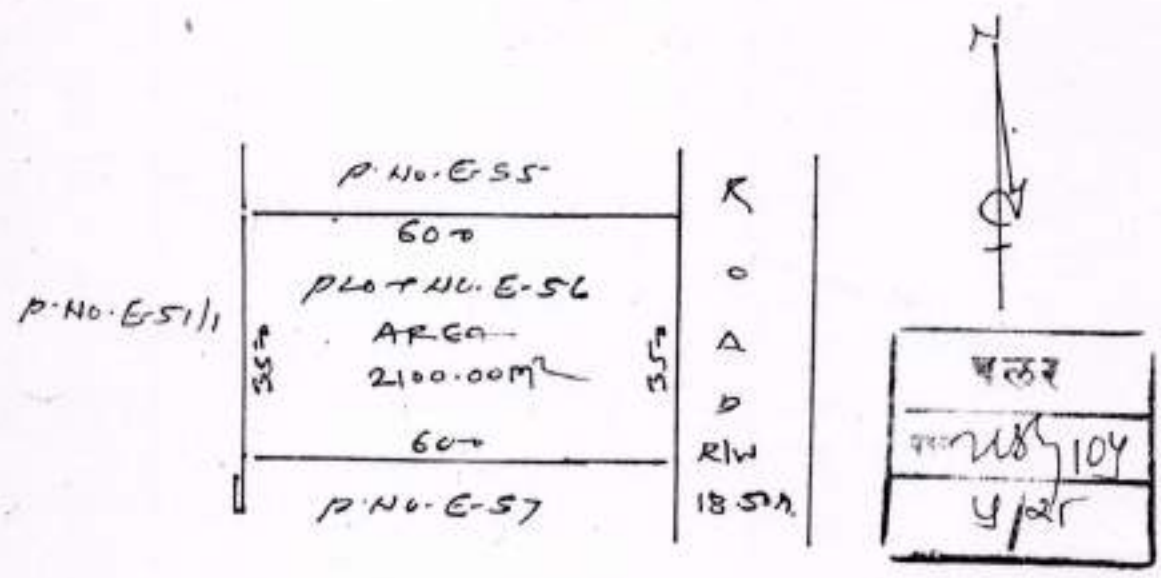
P/10/1.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A GOVT OF MAHARASHTRA UNDERTAKING)



Handwritten notes and signatures at the top right corner.

TARAPUR INDUSTRIAL AREA
VILL: PALWADI TAL: PALGHAR DIST: THANE
SCALE: 1 CM = 10.00 MTS.



Signature of the Sub-Registrar and the text 'THE HEAD OF THE REGIONAL OFFICE, MIDC'.

Handwritten signatures and initials on the left side of the page.



Handwritten signatures and the text 'REGIONAL OFFICE, MIDC'.

Handwritten signatures and the text 'MIDC' at the bottom of the page.

1. What is the main purpose of the document?

31. 8. 3063 72. 36/104

Collector of Stamps, Thane

OFFICE OF THE COLLECTOR OF STAMPS
Case No. 411/05
Received from M/S. uniter fibres pvt (ltd) (holding of
Mumbai) Stamp Duty Rs. 169960/-
(Rupees) One lakh sixty seven thousand nine hundred
India Branch Thane: Sixty four 41 Dated 19/8/05
Certified under Section 25(b) of the Bombay Stamp Act 1958 that the full Stamp
Duty of Rs. 169960/- with which this instrument is chargeable has been paid
vide Article 114 of Schedule
This certificate is issued in the provision of section 25(b) of Bombay Stamp Act, 1958
Place: Thane
Date: 19/8/05
Collector of Stamps, Thane

M.V. 55985003

THIS LEASE made at Thane the 29th day
of August Two Thousand Five BETWEEN
MAHARASHTRA INDUSTRIAL DEVELOPMENT
CORPORATION, a Corporation constituted under the
Maharashtra Industrial Development Act, 1961 (MAH. III of
1962) and having its Principal Office at Orient House, Adi
Marzban path, Ballard Estate, Mumbai 400 038,
hereinafter called "THE LESSOR" (which expression shall
unless the context does not so admit, include its successors
and assigns) of the One Part: AND M/S. SUPREME SOAPS
PVT. LTD., a company incorporated under the companies
Act 1956 & having its office at Patel Building, Tank Lane,
Santacruz (West), Mumbai- 400 054, hereinafter called as
the "Confirming Party" of the Second Part; AND M/S.
UNITEC FIBRES PVT. LTD., a company incorporated
under the companies Act 1956 & having its office at Flat
No.3, Bldg No.8, Oshiwara Khada Complex, Andheri (West),
Mumbai - 400 053, hereinafter called "THE LESSEE"
(Which expression shall unless the context does not so
admit include their survivors or survivor & the heirs,
executors, administrators & permitted assigns of such last
survivor) of the other Part:

28/8/04
10/25



7-2
218/105
C/25

WHEREAS by an Agreement dated the 31st day of October, 1979 and made between the Lessor of the One Part and the Lessees of the Other Part the Lessor agreed to grant to the Lessees upon the performance and observance by the Lessees of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

Recitals

AND WHEREAS at the request of the Confirming Party and the Lessee, the Lessor by an order No. MIDC/ROT/TRP/Case No.210/3833 DT. 10.08.2005 granted its consent and permission for transfer and assignment of his interest under or the benefit of the Agreement to Lease dated the 31.10.1979 on payment of the differential premium amounting to Rs.2,60,400/- (Rupees Two Lacs Sixty Thousand Four Hundred Only) and transfer the said plot in favour of M/S. UNITEC FIBRES PVT. LTD.

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

AND WHEREAS by a Supplemental Agreement dated the 29th June, 1982 and made between the Lessor of the First Part and Shri. M. V. Sanghavi and Shri. R. M. Mehta Partners of M/s. Supreme Soaps and Detergents Pvt. Ltd., hereinafter called "the Licensees") of the Second Part and the Shri. M. V. Sanghavi and Shri. R. M. Mehta Partners of M/s. Supreme Soaps & Detergents & M/s. Supreme Soaps Pvt. Ltd., and the Lessee of the Third Part, the Principal Agreement dated 31st day of October 1979 was construed and declared as if the Lessor had entered into the said Agreement with the Lessees and the Lessees alone had agreed to observe and perform the stipulations and conditions in the said Agreement.

AND WHEREAS by a Supplemental Agreement dated the 14th June 1983 and made between the Lessor of the First Part and Shri. M. V. Sanghavi and Shri. R. M. Mehta Partners of M/s. Supreme Soaps and Detergents (hereinafter called "the Licensees") of the Second Part and the Shri. M. V. Sanghavi and Shri. R. M. Mehta Partners of M/s. Supreme Soaps & Detergents & M/s. Supreme Soaps Pvt. Ltd.,

2

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20/10/79
e/2r

Supreme Soaps Pvt. Ltd., and the Lessee of the Third Part, the Principal Agreement dated 31st day of October 1979 was construed and declared as if the Lessor had entered into the said Agreement with the Lessees and the Lessees alone had agreed to observe and perform the stipulations and conditions in the said Agreement.

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

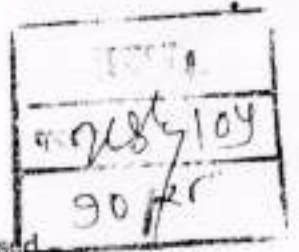
AND WHEREAS, for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at **Rs. 2100/-** approximately per annum.

NOW THIS LEASE WITNESSETH as follows:-

- 1) In consideration of the premises and of the sum of Rs. 42,000/- (Rupees Forty Two Thousand Only) plus a further sum of Rs.2,60,400/- (Rupees Two Lacs Sixty Thousand Four Hundred Only) making together an aggregate sum of Rs.3,02,400/- (Rupees Three Lacs Two Thousand Four Hundred Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as Plot No. E-56 in Tarapur Industrial Area, within the village limits of Salwad and outside the limits of Municipal Council, Taluka and Registration Sub-District:- Palghar, District and Registration District Thane, containing by admeasuring 2100 Sq. Mtrs. or thereabouts and more particularly described Secondly in the first Schedule hereunderwritten and shown surrounded by a red colour boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Land and

Description
of Land.

3
Min [Signature] [Signature] [Signature]



premises herein before expressed to be hereby demised (hereinafter referred to as the "demised premises") unto the Lessee for the term of Ninety five years computed from the First day of November, 1979 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" which expression shall include any other officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.



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

Covenants
by the
Lessee.

- a) During the said term hereby created to pay unto the Lessor the said rent at the time on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.
- b) To pay all existing and future taxes, rates, assessments and outgoings of every descriptions for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.
- c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges drainage cess as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs.2,100/-approximately per annum.

To pay rent.

To pay
rates and
taxes.

To pay fees
or service
charges.

4
M. D. V. S. A. C.

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- d) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the open space of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within demised premises.

Planting
of trees in
the
periphery
of the plot.

- e) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this lease.

Not to
excavate.

- f) Not to erect any building erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Not to erect
beyond
building
line.

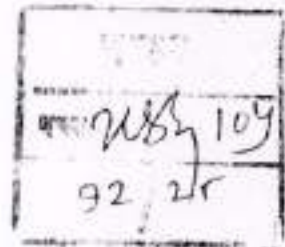
- g) The Lessee having at its own expenses constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon colored red will at all times hereafter maintain the same in good order and condition to the satisfaction of Executive Engineer, Maharashtra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

Access
Road.



M.V. [Signature]





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

To comply with the provisions of water (prevention and Control of pollution) Act. 1974 and Air (prevention and Control of Pollution) Act. 1981 & the Environmental Protection Act-1986 and amendments issued from time to time

- i) i The Licensee shall have to become a member of Common Effluent Treatment Plant (CETP) if established and to observe the Criteria/Rules & regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

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

To build as per Agreement.

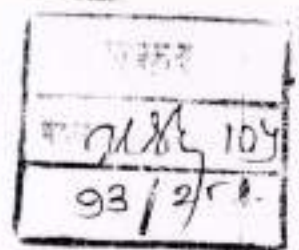
- j) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the Executive Engineer, and No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

Plans to be submitted before building.

- k) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to

Indemnity

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any adjoining building or other premises by such building or in consequence of the execution of the aforesaid work and also against all payment 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.

- l) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works.

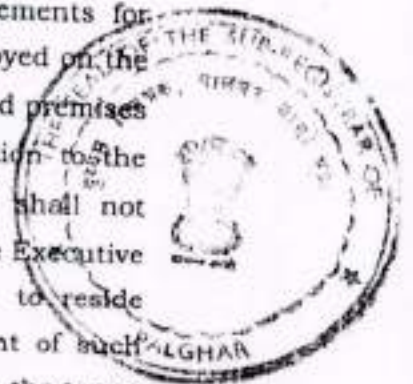
Fencing during construction

- m) Both in construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said building Regulations and to all bye-laws, rules and regulations of the Municipality/Local Authority/Planning authority in that behalf and any other Statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

To Build according to rules.

- n) To observe and conform to all rules, regulations and bye-laws of the Municipality/Local Authority/Planning Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodations and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous approval in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such approval being given shall comply strictly with the terms thereof.

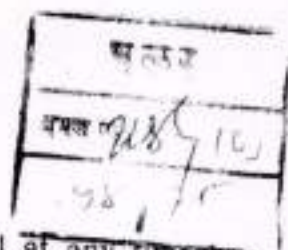
Sanitation



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- o) That no alterations or additions shall at any time be made to facade or elevations 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 Executive Engineer and in accordance with the Building Regulations set out in the Second Schedule hereunderwritten.

Alteration.

- p) Throughout the said terms at the Lessee's expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

To repair.

- q) To permit the Lessor or the Chief Executive Officer or the Executive Engineer 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 weeks previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may be notice in writing to the Lessee call upon it to execute the repairs and upon its failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

To enter
and inspect

- r) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

Nuisance.



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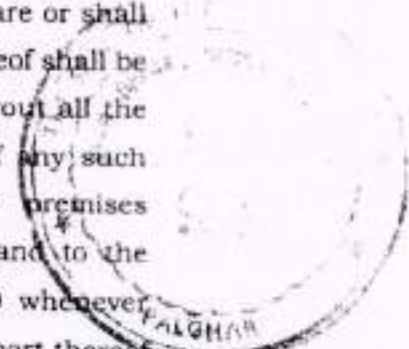
8/10/21
5/10/21, 10/4
9/1/21

- a) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the Third Schedule hereunderwritten and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire hazards and shall duly comply with the directions which may from time to time be issued by the Maharashtra Pollution Control Board Central Pollution Control Board and Ministry of Environment & Forest Govt. of India with utmost proptitude for the purpose of preventing any air pollution reason of any such emission of odour, liquid-effluvia, dust, smoke, gas, or otherwise howsoever.

User.

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

Insurance.



9

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

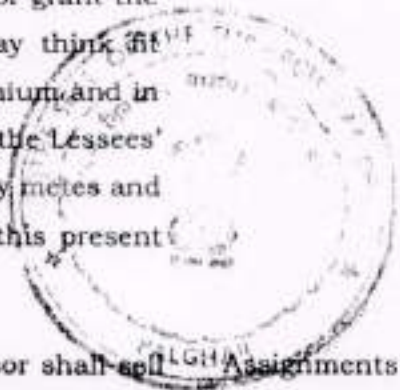
- u) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if they shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to itself all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

Delivery of possession after expiration.

- v) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessees' interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign.

- w) If the Lessee with written consent from Lessor shall sell Assignments to assign or part with demised premises for the then be registered residue of the said terms to deliver at Lessees' expense with the within twenty days after every such assignment or Lessor.



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2187 109
90, 25

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.

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

To give preference in employment of Labour.

- xi) While employing the skilled and unskilled labour, they shall also recruit the maximum local people on the basis of their knowledge of handling and operating equipments/ machineries used by the Lessee and the general qualification of the local labour.

And in the event of the death of the permitted assign or assigns of the Lessee being a natural person, the Lessees, the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Notice in case of death.

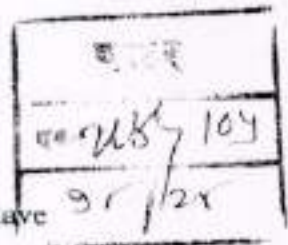
- 3) If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may be recovered from the Lessee together with interest thereon calculated at the rate of 12.5 percent per annum for one year and at the rate of 13 percent per annum for period beyond one year or at the rate prescribed by the Lessor from the date of default until the payment as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

Recovery of Rent, Fees etc. as Land Revenue.

- 4) a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears

Rent, Fees etc. in arrear.

11



for the space of thirty days whether the same shall have legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach 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 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 that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessees' part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

Lessor's
covenant for
peaceful
enjoyment.

- 6) The Layout of the Tarapur Industrial Area and the Building and other regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor think fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

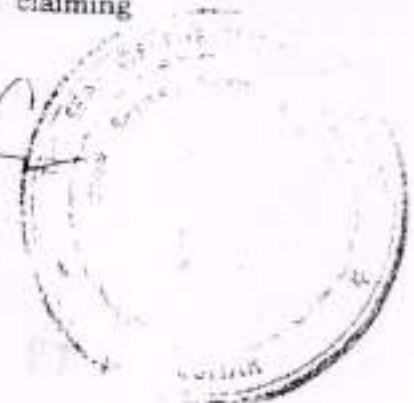
Alteration of
Estate Rules.

new

12

12

12



2187/109
98/12

- 7) If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new lease of the demised premises for a further term of Ninety Five years on payment of premium as may be determined by the Lessor and with covenants, provisions and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such lease shall be such as the Lessor may direct.

Renewal of
Lease.

- 8) The stamp duty and registration charges in respect of the preparation and execution of this lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessees.

Costs and
charges to be
borne by the
Lessee.

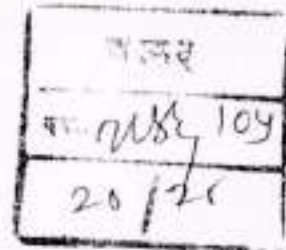
- 9) The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

Marginal Notes.

IN WITNESS WHEREOF SHRI. RAJESH S. KATKAR, The Regional Officer, Thane of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor abovenamed, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and Confirming Party has set its hand and the Lessee hath caused its Common Seal to be affixed hereto the day and year first abovewritten.

new [Signature]





FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No.: E-56 in the Tarapur Industrial Area, within the village limits of Salwad and outside the limits of Municipal Council in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Thane containing by admeasurements 2100 Square Meters or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

- | | | |
|----------------------------|----|------------------|
| On or towards the North by | :- | Plot No. E-55 |
| On or towards the South by | :- | Plot No. E-57 |
| On or towards the East by | :- | Estate Road & |
| On or towards the West by | :- | Plot No. E-51/1. |

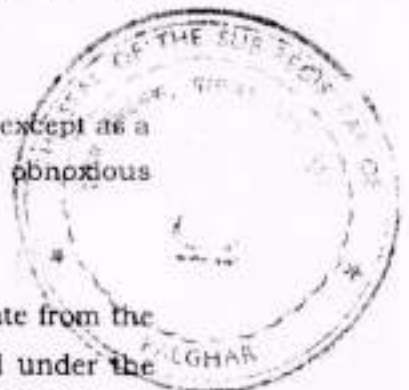


SECOND SCHEDULE

(BUILDING Control Rules)

The Development Control Rules of the Lessor shall be applicable for development of plot in this Industrial Area.

2. Periphery of the Plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious industries, a list whereof is attached.
4. The Lessee shall obtain the No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 & Air (Prevention and Control of Pollution), Act, 1981 as regards the water pollution as also air pollution & shall duly comply



14
[Handwritten signatures and initials]

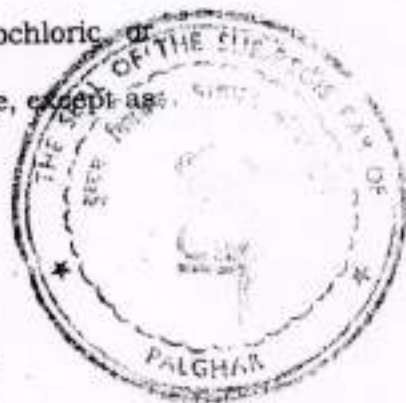
with the directions which may from time to time be issued by the said Board for the purpose of preventing any water or air pollution & shall not commence any constructions on the said plot before obtaining such No Objection Certificate.

5. No construction work shall be commenced unless the plans, elevations, and sections have been approved by the Officer authorised by the Lessor and no additions or alternations to the buildings, the plans or 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 the Plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee is concerned with the same boundary mark the officer authorised by the Lessor shall allocate this obligation suitably.



THIRD SCHEDULE ABOVE REFERRED TO
(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacturer of Fertilizers from previously processed materials have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric, or other acid manufacturer or their use or storage, except as accessory to a permitted industry.
3. Ammonia manufacturer.



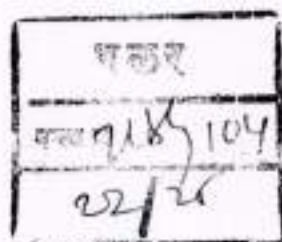
15
C 4

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

5. Tar distillation or manufacturer.

6. Cement manufacture.

7. Chlorine manufacturer.



It is hereby notified that the following

are rendering.

12. Fat, Tallows, grease or lard refining or manufacture.
13. Manufacturer of explosive or inflammable products of pyroxylin.
14. Pyroxylin manufacturer.
15. Dye-stuff and pigment manufacturer.
16. Turpentine, paints, varnish or size manufacture or refining.

new for C



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

18. Stock-yard or slaughter of animals or fowls.

19. Tallow, grease or lard manufacturer.

20. Tanning, grease or storage of raw hides or skins.

21. Wool pulling or scouring.

22. Yeast Plant.

23. Paper and Paper products.

24. Charcoal.

25. Manufacture of viscose Rayon.

26. In general those uses which may be obnoxious or offensive by reason of emission of odour, Liquid- effluvia, dust, smoke, gas noise, vibration or fire-hazards.

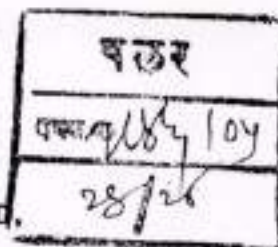
पत्र
२३/१०/१०५
२३/१२



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Handwritten initials 'H' and 'C'.





SIGNED, SEALED AND DELIVERED,
BY SHRI. RAJESH S. KATKAR,

The Regional Officer, Thane,
of the withinnamed

Maharashtra Industrial Development Corporation

In the Presence of :-

- 1) N.J. Karurkar, AAM *NRamurkar*
- 2) Shri S.Y. Anetkar *Anetkar*

SIGNED AND DELIVERED by

The abovenamed Confirming Party

M/S. SUPREME SOAPS PVT. LTD.

In the Presence of:-

1. Vinod Jethwa *Jethwa*
2. Rajesh Bhat *Rajesh*



COMMON SEAL OF THE ABOVENAMED LESSEE

M/S. UNITEC FIBERS PVT. LTD.,

Was pursuant to a Resolution of

its Board of Directors passed in

that behalf on the 18 day of

August 2005

affixed hereto

In the presence of:-

Shri. VIRINDER BEHL
And

Shri. RAJESH BETH

Director/s

of the company who, in token of

having affixed the Company's

seal hereto, has set his hand/

have set their hands hereto,

In the presence of:-

- 1) Vinod Jethwa *Jethwa*
- 2) Rajesh Bhat *Rajesh*



23/06/2005

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

4:22:53 pm

पालघर

पसरा

दस्त क्र 2846/2005

दस्ता क्रमांक : 2846/2005

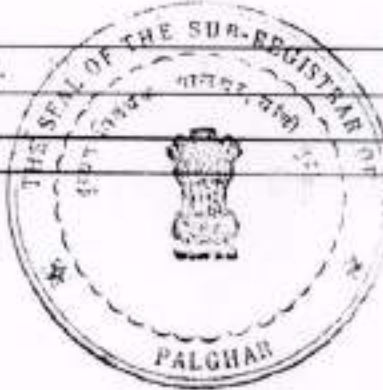
दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: एम. राजाजी. सी.एम. जे.के. रोजिगार अफेयर्स प्रा. रा.एम.एम. कॉम्प्लेक्स - पत्ता: एम. फ्लॉर नं. - मल्लो-रस्ता - हैमराजीव नाथ - हैमराज नं. - पेट/पसरा/भा. - शहर/गाव - मालुका - पिन - पेन-नाम -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही
2	नाम: म. सुनिता. फायरवॉर प्रा. लि. सर्वे डायरेक्टर श्री. विश्व ब्रह्म व इतर - पत्ता: एम. फ्लॉर नं. - मल्लो-रस्ता - हैमराजीव नाथ - हैमराज नं. - पेट/पसरा/भा. - शहर/गाव -	लिहून देणार वय 42 सही		
3	नाम: म. सुनिता. फायरवॉर प्रा. लि. सर्वे डायरेक्टर श्री. करीम के. जगन्नाथ व इतर - पत्ता: एम. फ्लॉर नं. - मल्लो-रस्ता - हैमराजीव नाथ - हैमराज नं. - पेट/पसरा/भा. - शहर/गाव -	मान्यता देणार वय 41 सही		
5	नाम: श्री. करीम के. जगन्नाथ पत्ता: एम. फ्लॉर नं. - मल्लो-रस्ता - हैमराजीव नाथ - हैमराज नं. - पेट/पसरा/भा. - शहर/गाव - मालुका - पिन - पेन-नाम -	मान्यता देणार वय 38 सही		

खालील 1 पक्षकारांची कमुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 न. सुनिता. फायरवॉर सर्वे डायरेक्टर श्री. राजेश कमल किशोर जोष





दस्त गोपवारा भाग - 2

पल्लर

दस्त क्रमांक (284 /2005)

२५/२८

दस्त क्र. (पल्लर 284/2005) या गोपवारा
पल्लर क्र. १५५६५०० सी.ए.ए. 2800000 भरतने मुद्रांक शुल्क : 167960

दस्त तज्जर केल्याची दिनांक : 23/08/2005 04:09 PM
निष्पटपत्राची दिनांक : 22/08/2005
दस्त तज्जर करणा-याची सही :

[Signature]

दस्ताची प्रकार : 06 भाजपट्टी
शिक्षा क्र. 1 ची पत्र : (सादरीकरण) 23/08/2005 04:09 PM
शिक्षा क्र. 2 ची पत्र : (ची) 23/08/2005 04:19 PM

आज्ञा
खातील इमम अस निपटील करलात की, त दस्तऐवज करून देणा-यांना व्यक्तीक ओळखतात,
ब त्यांची आज्ञा पट्टीतलात.

1) श्री. शिवल कोशिकलाल पटेल घर/पल्लेट नं: 3/11

गल्ली/रस्ता:

ईमारतीचे नाव: साईबाबाचमगर

ईमारत नं:

पट्ट-पल्लेट:

शहर/गाव: बाईसर

तालुका: पालघर

पिन:

2) श्री. रणवीर डी. पाटील घर/पल्लेट नं: -

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पट्ट-पल्लेट:

शहर/गाव: पालघर

तालुका: पालघर

पिन:

[Signature]

[Signature]

पावती क्र.: 2846 दिनांक: 23/08/2005

पावतीचे वर्णन

नाम: मे. युनिटेक फायवर्स प्रा.लि. तर्फे डायरेक्टर
श्री. विरेंद्र बहल व इतर 1 - -

30000 नोंदणी फी

580 नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)).

रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30560: एकूण

[Signature]
दु. निबंधकाची सही, पालघर

[Signature]

दु. निबंधकाची सही
पालघर



प्रमाणित करून देणे फी.

या दस्ताने देणारे २८.८५ गावे आहेत

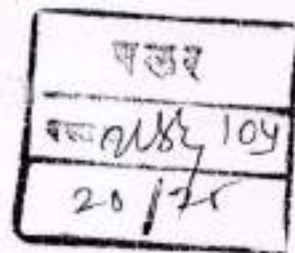
[Signature]
दु. निबंधक, पालघर.

या मंत्रालये वृत्ताचे
मनोर नोंदका

दु. निबंधक पालघर
कि. क. राजे

दि. मा. दे. सा. क.

[Signature]



FIRST SCHEDULE

(Description of Land)

All that piece or parcel of land known as Plot No. E-50 in the Tarapur Industrial Area, within the village limits of Salwad and outside the limits of Municipal Council in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Thane containing by admeasurements 2100 Square Meters or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

On or towards the North by	:-	Plot No. E-55
On or towards the South by	:-	Plot No. E-57
On or towards the East by	:-	Estate Road &
On or towards the West by	:-	Plot No. E-51/1.



SECOND SCHEDULE

(BUILDING Control Rules)

The Development Control Rules of the Lessor shall be applicable for development of plot in this Industrial Area.

2. Periphery of the Plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for noxious industries, a list whereof is attached.
4. The Lessee shall obtain the No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 & Air (Prevention and Control of Pollution), Act, 1981 as regards the water pollution as also air pollution & shall duly comply



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दस्त गोषवारा भाग-1

दस्त क्र 2846/2005

24-08/2005

दुस्यम निवृत्तका

12-27-13 pm

पालघर

दस्त क्रमांक : 2846/2005

दस्ताचा प्रकार : भांडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम एम. जयजी सी. ठाणे लॉक रोजनल ऑफिसर श्री. राजेश एस. कलकर पत्ता पर फ्लॅट नं. मल्लिक रस्ता ईमारतीचे नाव ईमारत नं. पेट नमब्रर शहर नाव जिल्हा पिन पेट नमबर	लिहून देणार वय सही	उपलब्ध नाही	उपलब्ध नाही
2	नाम म. सुदीपक. कलामती घाटिक, लॉक दापसकर श्री. विश्व कलमती पत्ता पर फ्लॅट नं. 3 मल्लिक रस्ता ईमारतीचे नाव लॉकवारा खाटा कोमलवेळस ईमारत नं. 3 पेट नमब्रर शहर नाव जिल्हा पिन	लिहून घेणार वय 42 सही		
3	नाम म. सुदीपक. कलामती घाटिक, लॉक दापसकर श्री. कलमती विश्व कलमती पत्ता पर फ्लॅट नं. घाटिक प्रमाणे मल्लिक रस्ता ईमारतीचे नाव ईमारत नं. पेट नमब्रर शहर नाव जिल्हा पिन	लिहून घेणार वय 43 सही		
4	नाम म. सुदीपक. कलामती घाटिक, लॉक दापसकर श्री. कलमती विश्व कलमती पत्ता पर फ्लॅट नं. 3 मल्लिक रस्ता ईमारतीचे नाव लॉकवारा खाटा कोमलवेळस ईमारत नं. 3 पेट नमब्रर शहर नाव जिल्हा पिन	मान्यता देणार वय 41 सही		
5	नाम श्री. करीम क. लालवी पत्ता पर फ्लॅट नं. लॉकवारा खाटा कोमलवेळस मल्लिक रस्ता ईमारतीचे नाव ईमारत नं. पेट नमब्रर शहर नाव जिल्हा पिन पेट नमबर	मान्यता देणार वय 38 सही		





दस्त गोषवारा भाग - 2

पलर

दस्त क्रमांक (2846/2005)

२८/८

दस्त क्र. [पलर-2846-2005] श्री गोषवारा
शेतावर मूल्य 5598500 सोपेदला 2800000 भरलावे मुद्रांक शुल्क : 367500

दस्त तारीख कलवावा दिनांक 23/08/2005 04:06 PM
निष्पादनाचा दिनांक : 22/08/2005
दस्त हावर करणा-याची सही :

गावली क्र. 2846 दिनांक 23/08/2005
गावलीचे वर्णन
नाम: म. युनिटक फायवरा ज.लि. सर्व जायमदार
श्री. विरेद्र बहल व इतर 1 - -

30000 : नोंदणी फी
580 : नवकल (अ. 11(1), पृष्ठांकनाची नवक.
(अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30560: एकूण

दु. निष्पादनाची सही, पालघर

दस्ताचा प्रकार : 36) भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 23/08/2005 04:39 PM
शिवका क्र. 2 ची वेळ : (फी) 23/08/2005 04:18 PM (कार्यवाही पूर्ण)
शिवका क्र. 3 ची वेळ : (गावली) 24/08/2005 12:25 PM
शिवका क्र. 4 ची वेळ : (आजख) 24/08/2005 12:26 PM

दस्त तारीख + - - - - - दिनांक : 24/08/2005 12:26 PM

आजख :

आजखील दुसरे अर्ग निवेदीत करतात की, सं दस्तऐवज कलम देश-पाना व्यक्तीस: ओळखतात
व त्यांची ओळख पटविताना,

1) श्री. शिवल कोशिकलाल पटेल , घर/प्लॉट नं. 3/11

मल्ली/रस्ता:

ईमारतीचे नाव : साईबाबापूर.

ईमारत नं. :

पेट/वसाहत:

शहर/गाव, पोस्ट:

तालुका : पालघर

पिन:

2) श्री. कुलुव कुरवानहसन उमरेठवाला , घर/प्लॉट नं. 63/19

मल्ली/रस्ता: हाजी बापू रोड

ईमारतीचे नाव: कुलशायकुल सा.

ईमारत नं. :

पेट/वसाहत:

शहर/गाव, पोस्ट:

तालुका:

पिन: 42

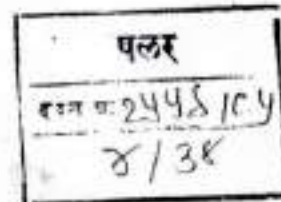
दु. निष्पादनाची सही
पालघर



दस्त तारीखीतुकाने २८४६/०५

२८/८

दि. २८/८ मा.दे. सा. ५



Mumbai-400 063 and factory at Plot No. E-57, MIDC, Tarapur, Tal-Palghar, Dist. Thane through its authorised and constituted attorneys Mr. Karim Kasamali Jagmaga hereinafter referred to as **ASSIGNORS** (which expression unless it be repugnant to the context or meaning shall be deemed to mean and include them, their respective legal heirs, the said firm, its last surviving partners, successors, executors, administrators and/or assigns) of the **One Part** and **M/S. UNITEC FIBERS PVT. LTD.**, a Company Incorporated and Registered as per provisions of Companies Act, 1956 and having its registered office at **Flat No. 3, Bldg. No. 8, Oshiwara Mhada Complex, Andheri (W), Mumbai-400 053** hereinafter referred to as **ASSIGNEE** (which expression unless it be repugnant to the context or meaning shall be deemed to mean and include its successor/s, executors, administrators and/or assigns) of the **Other Part**.

WHEREAS:-

1. By an Agreement dated **21st day of August 1986** and made between Maharashtra Industrial Development Corporation, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH.III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400038, therein and hereinafter called "the Lessor" of the One Part and Shri Suresh Mohanlal Sanghvi and Shri Dinesh Mohanlal Sanghvi (called "LICENSEE" therein) of the Other Part, the Lessor agreed to grant to said Shri Suresh Mohanlal Sanghvi and Shri Dinesh Mohanlal Sanghvi upon the performance and observance by them of the obligations and conditions contained in the said agreement a Lease of the piece of land bearing Plot No. E-57, MIDC, Tarapur, Dist. Thane admeasuring 2100 sq. mtrs. or thereabouts.

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2. A Supplementary Agreement dated 29th December 1989 was executed between MIDC and Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of **M/S. GLYCHEM PRODUCTS** and thereby the Agreement dated 21st day of August 1986 construed and declared as if the Lessor had entered into the said Agreement with Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of **M/S. GLYCHEM PRODUCTS**.

3. Pursuant to said Agreement a factory building admeasuring 335.27 sq. mtrs. was constructed on the said plot for which Building Completion Certificate (BCC) and Drainage Completion Certificate (DCC) was granted by MIDC on 27.03.1989.

4. By an Indenture of Lease dated 13th December 1990 made between Maharashtra Industrial Development Corporation, therein and hereinafter called as lessor of the One Part and Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of **M/S. GLYCHEM PRODUCTS** (therein called as LESSEES) of the Other Part and registered in duplicate in the office of the Sub-Registrar of Assurances at **Mumbai** under Sr. No. PBBM 614/91 and 615/91 on 17th August 1991 at volume no. 480 bearing pages no. 182 to 199 (hereinafter referred to as "the said Lease") all that hereditaments and premises situated at Plot No. E-57 in the Tarapur Industrial Area of MIDC within the



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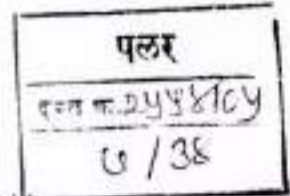
village limits of **Salwad** in the Taluka Registration Sub-Dist. Palghar and Dist. Thane admeasuring 2,100 sq. mtrs. or thereabouts and more particularly described in the first schedule thereunder and hereunder written with building constructed thereon were demised by the lessor unto Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of **M/S. GLYCHEM PRODUCTS** (called Lessees therein) for a term of **95 years** commencing from 1st day of **August, 1986** and renewable as therein provided at the rent reserved by and subject to the covenants and conditions/contained in the said lease.

5. By the partnership deed dated 1st April, 1991, the partnership was reconstituted whereby two lessees of the plot (1) Shri Suresh Mohanlal Sanghvi and (2) Shri Dinesh Mohanlal Sanghvi retired from the partnership and nine other partners were inducted into partnership making the said firm of following 12 partners.

1. Shri Nitin Raojibhai Desai (HUF)
2. Shri Sanjay Jasubhai Desai (HUF)
3. Shri Bimal Natubhai Desai
4. Shri Wajid J. Virani
5. Smt. Mumtaz S. Dhanani
6. Smt. Noor N. Virani
7. M/s. Satyam Estates Pvt. Ltd.
8. Smt. Kulsum Kassamali Jagmagia
9. Smt. Zohra Nassaruddin Jagmagia
10. Shri Karim Kassamali Jagmagia
11. Smt. Gulshan Shamshudin Rayani
12. Shri Praveen Jagdish Mookey



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The said partnership deed was not registered with registrar of firm nor it was recorded in the records of MIDC and hence it was not regularised with MIDC.

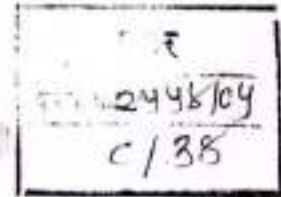
6. By another partnership deed dated 27th December 1991 the partnership was again reconstituted whereby remaining three original lessees (1) Shri Nitin Raojibhai Desai (HUF), (2) Shri Sanjay Jasubhai Desai (HUF) and (3) Shri Bimal Natubhai Desai Retired and following remaining nine partners continued the business of partnership.

1. Shri Wajid J. Virani
2. Smt. Mumtaz S. Dhanani
3. Smt. Noor N. Virani
4. M/s. Satyam Estates Pvt. Ltd.
5. Smt. Kulsum Kassamali Jagmagia
6. Smt. Zohra Nassaruddin Jagmagia
7. Shri Karim Kassamali Jagmagia
8. Smt. Gulshan Shamshudin Rayani
9. Shri Praveen Jagdish Mookey



The said partnership deed dated 27th December 1991 not registered with Registrar of Firms and this change in partnership was also not regularized with MIDC.

7. By another partnership deed dated 1st April 1992 (1) Smt. Mumtaz S. Dhanani (2) Smt. Noor N. Virani (3) M/s. Satyam Estates Pvt. Ltd. (4) Smt. Gulshan Shamshudin Rayani retired and (1) Shri Jr. Karim K. Lalani and (2) Smt. Gulshan K. Lalani were admitted as partners making in all seven partners as under.



- (1) Shri Karim Kassamali Jagmagia
- (2) Smt. Kulsum Kasamali Jagmagia
- (3) Smt. Zohra Nasruddin Jagmagia
- (4) Shri Praveen Jagdish Mookey
- (5) Smt. Gulshan Kabiruddin Lalani
- (6) Shri Jr. Karim Kabiruddin Lalani
- (7) Wajit J. Virani

The said partnership deed dated 1-4-1992 not registered with registrar of firms and this change was also not regularized with MIDC.

8. By another partnership deed dated 16th October 1996 Shri Wajid J. Virani retired and Shri Kasamali S. Jagmagia was admitted as partner making in all seven partners as under.

- (1) Shri Karim Kassamali Jagmagia
- (2) Smt. Kulsum Kasamali Jagmagia
- (3) Smt. Zohra Nasruddin Jagmagia
- (4) Shri Praveen Jagdish Mookey
- (5) Smt. Gulshan Kabiruddin Lalani
- (6) Shri Jr. Karim Kabiruddin Lalani
- (7) Shri Kassamali S. Jagmagia



Subsequent to the said last partnership deed dated 16th October 1996 one of the partners Shri Kassamali S. Jagmagia expired on 29/12/1996.

In view of the above, following six persons are the last surveying partners of the firm who are in possession, use and occupation of the subject Plot No.E-57, MIDC, Tarapur, Dist. Thane which is recorded by MIDC.

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12. As required under sub clause (v) of clause 2 of the said lease deed the Assignors and Assignee applied to the lessor for consent for assignment and transfer of the leasehold rights, title and interests in the demised premises in favour of the assignee.

13. By its order dated ^{Ref No} RO-1/TUP ^{Cas. No. 211/3507} bearing Ref. No. 14/7/2005, the MIDC i.e. Lessor has and accorded its consent in writing for assignment and transfer of the rights, title and interests of the Assignors in favour of the Assignee in respect of the demised premises subject to the terms and conditions mentioned therein, a copy where of is hereto annexed and marked 'A' which forms part of this document.

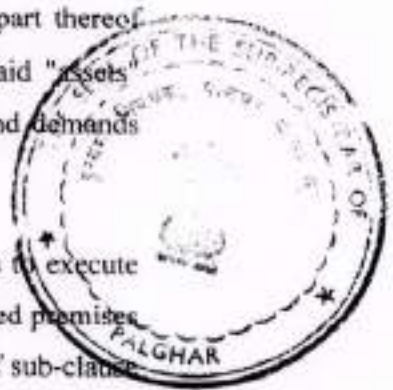
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14. The Assignors do hereby confirm and declare that they have duly complied with and carried out all the said terms and conditions contained in the said MIDC order dated 14/7/2005 to the satisfaction of the lessor viz. the said MIDC.

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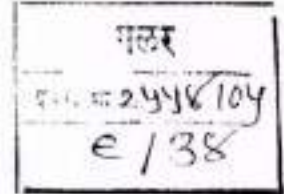
15. The Assignors do hereby declare and represent to the Assignee that there are no encumbrances, lien, charge or mortgage subsisting in respect of the demised premises and/or the said "assets" or any part thereof and that the demised premises and the said "assets" are free from all encumbrances claims, and demands of any nature whatsoever.

16. The Assignee has requested the Assignors to execute these presents for the assignment of demised premises and the said assets in its favour in terms of sub-clause (w) of clause 2 of the said lease deed which the Assignors has agreed to do in the manner herein after appearing.



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- (1) Shri Karim Kassamali Jagmagia
- (2) Smt. Kulsum Kasamali Jagmagia
- (3) Smt. Zohra Nasruddin Jagmagia
- (4) Shri Praveen Jagdish Mookey
- (5) Smt. Gulshan Kabiruddin Lalani
- (6) Shri Jr. Karim Kabiruddin Lalani

8. In this way the said Shri Karim Kassamali Jagmagia, Smt. Kulsum Kasamali Jagmagia, Smt. Zohra Nasruddin Jagmagia, Shri Praveen Jagdish Mookey, Smt. Gulshan Kabiruddin Lalani and Shri Jr. Karim Kabiruddin Lalani Partners of **M/S. GLYCHEM PRODUCTS** were entitled to all the leasehold rights and hereditament and the use and occupation of the said demised premises as the Lessees thereof under the said lease deed.

9. The Assignors due to various technical and financial difficulties were not in a position to continue their activities on the said plot and hence decided to transfer the plot and building there on to some other group.

10. The Assignee was in search of ready manufacturing set up in Tarapur area and the Plot No. E-57 of the Assignors was found suitable by it. Hence the assignee approached to the Assignors for transfer of the said plot in its favour.

11. The Assignors agreed to transfer and assign and the Assignee agreed to acquire and take over from the Assignors their leasehold rights, title and interests in the said demised premises for residue* unexpired period of the said lease and the building, structures absolutely standing thereon or any part or portion thereof for the lump sum price of **Rs. 22,00,000/-** (Rupees Twenty Two Lacs Only).



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**NOW THIS INDENTURE WITNESSETH AND
IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS :-**

1. In pursuance of the said agreement and in consideration of Rs. 22,00,000/- (Rupees Twenty Two Lacs Only) paid by the Assignee to the Assignors, the Assignors do and each of them doth hereby assign, transfer and assure UNTO the Assignee ALL THAT their rights, title and interests in the demised premises being all that the leasehold piece or parcel of land or ground hereditaments and factory building standing thereon, bearing **Plot No. E-57** in the Tarapur Indl. Area of MIDC containing by admeasurements **2,100 square meters** or thereabouts situated in the village limits of **Salwad**, Taluka Palghar, District Thane, in the Registration Sub-District of Palghar and District Thane and more particularly described in the first schedule hereunder written AND TOGETHER ALSO WITH factory building admeasuring **335.27 sq. mtrs.**, all rights, title interests, use, benefit, claim and demands of whatsoever nature of the Assignors into and upon the said plot of land and the building or structures standing thereon or any part or portion thereof free from all encumbrances, AND ALSO TOGETHER WITH all areas, ways, paths, passages, common gullies, wells, waters, watercourses, light liberties, rights, privileges, easements, (and appurtenances whatsoever to the said property being the said piece or parcel of land or ground, hereditaments and premises or any part thereof belonging or in anywise appertaining to or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALSO TOGETHER WITH

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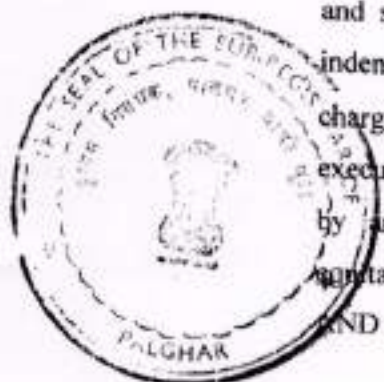
all the deeds, documents, writings, vouchers, and papers or relating to the said piece or parcel of the land or ground, hereditament or premises or any part thereof AND ALL THE estate, right, title, interest, use, benefit, claim and demand whatsoever of the Assignors into and upon the demised premises and the said Agreement and every part thereof (all which hereinafter for brevity's sake collectively referred to as "the said premises") TO HAVE AND TO HOLD all and singular the said premises hereby assigned transferred and assured or expressed so to be UNTO AND TO THE USE AND BENEFIT of the Assignee as the lessees for the residual unexpired term under the said lease deed dated **13th December 1990** SUBJECT TO the payment of the yearly rent reserved by the said lease and the covenants and conditions therein contained and hence forth to be paid, observed and performed by the Assignee in respect of the said premises hereby assigned, transferred and assured AND SUBJECT ALSO TO the payment of all rents, rates, taxes, charges, assessments, dues, duties, burdens, impositions or any other outgoings now chargeable upon the same or which may hereafter become payable to the Central Government, the Government of the State of Maharashtra or the collector of the Thane or any other public Body or Local Authority in respect thereof AND hereby covenant with the Assignee, that not withstanding any act, deed matter or thing whatsoever by the Assignors by from, under or in trust for them or any of them made, done, omitted or knowingly or willingly suffered to the contrary the said lease deed dated **13th December 1990** is now a good, valid effective and subsisting lease of the said premises so demised there



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under hereby assigned, transferred and assured or expressed so to be and has not been in anyway forfeited or surrendered or become void or avoidable AND THAT all the rent reserved by and the covenants conditions and provisions of and contained in the said lease have on the part of the Assignors been duly paid, observed and performed upto the date of these presents AND THAT notwithstanding any such act, deed matter or things as aforesaid the Assignors now has in himself good right and absolute authority to assign, transfer and assure the said premises UNTO the Assignee for all the residue now unexpired of the said term of **95 years** in the manner aforesaid AND THAT it shall be lawful for the assignee from time to time and at all times hereafter during the residue now unexpired of the said term peacefully and quietly to possess and to enjoy the said premises hereby assigned, transferred and assured or expressed so to be with their appurtenances and receive the rent and profits thereof for its own use and benefit without any suit, lawful eviction, interruptions claim or demand whatsoever from or by the Assignors or by any person or persons or body lawfully or equitably claiming by, from by, under or in trust for him AND THAT free and clear and freely, clearly and absolutely acquitted exonerated, released and forever discharged or otherwise, by the Assignee well and sufficiently saved defended, kept harmless and indemnified of, from and against all former estates, charges and encumbrances, whatsoever made, executed, occasioned or suffered by the Assignors or by any person or persons or body lawfully or equitably claiming by, from, under or in trust for him AND FURTHER THAT the Assignee and all persons



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having or lawfully or equitably claiming any estate, right, title and interest at law or equity in the said premises assigned, transferred and assured or expressed so to be or any part thereof by from, under or in trust for them the Assignors shall and will from time to time and at all times hereafter during the residue now unexpired of the said term at the request and sole costs of the Assignee do and execute or cause to be done and executed all such further and other lawful acts, deeds, matters, things, assignments, transfers and assurances, in law whatsoever for better, further more perfectly and absolutely assigning, transferring and assuring the said premises hereby assigned, transferred and assured or expressed so to be and every part thereof unto and to the use and benefit of the Assignee AND the Assignee do hereby covenant with the Assignors that THEY the Assignee will at all times hereafter during the residue now unexpired of the said term under the said Lease pay the yearly rent reserved there under and perform all the covenants and condition and provisions contained in the said Lease and hence forth on the part of the Assignee as the Lessee to be paid, observed and performed and will at all times hereafter keep indemnified the Assignors and his respective estates and effects, of and from against the payment of the said yearly rent and the observance and performance of the covenants and condition contained in the said Lease and all actions, claims, and demands whatsoever for or on account of the same or in respect of the said premises or in any wise relating thereto.

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2. The amount of consideration of Rs. 22,00,000/- (Rupees Twenty Two Lacs Only) payable by the Assignee to the Assignors, in consideration of the Assignors assigning, transferring and assuring unto the Assignee all his rights, title and interests in the demised premises was paid by the Assignors in the following manner.

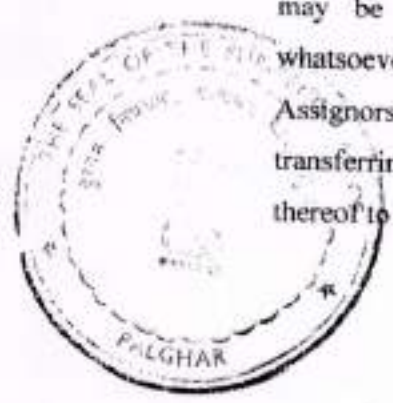
- a) Rs. 5,00,000/- (Rupees Five Lacs Only) paid vide Cheque No. 115401 dated 8/3/05 drawn on Bank of Baroda, Bandra Branch, Mumbai.
- b) Rs. 14,80,000/- (Rupees Fourteen Lacs Eighty Thousand Only) paid vide Cheque No. 115404 dated 15/7/2005 drawn on Bank of Baroda Bandra(w) Branch, Mumbai.
- c) Balance Rs. 2,20,000/- (Rupees Two Lacs Twnty Thousand Only) paid vide Cheque No. 124061 dated 15/7/05 drawn on Bank of Baroda, Bandra(w) Branch, Mumbai on execution of this Agreement.

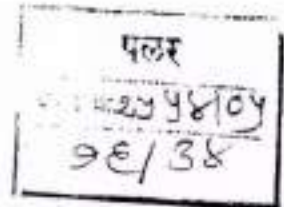
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The receipts whereof the Assignors doth hereby admit and acknowledge.

3. The Assignors do and DOTH hereby covenant with Assignee that they have not at any time hereto before done or knowingly or willingly suffered or been a part or privy to any act deed or thing whereby the premises assigned and transferred under these presents are or may be affected encumbered in title estate or whatsoever or otherwise however or whereby the Assignors are anywise prevented from assigning transferring and assuring the said premises or any part thereof to the Assignee in the manner aforesaid.

C [Signature]





4. The Assignors do and DOTH hereby further covenant with the Assignee that the said premises shall be quietly held and enjoyed by the Assignee without any interruption of any other person whatsoever.
5. The Assignee has examined the title of the Assignors to the said premises and has accepted the same and no requisitions or objections shall be made or raised in regard thereto.
6. The Assignee hereby covenant with the Assignors that it will comply with all the terms and conditions contained in the said Lease and shall pay the rent reserved there under and shall indemnify and keep indemnified the Assignors of and from any claim that may arise on account of non payment of rent or non observance or non performance or breach of any of the covenant conditions and stipulations of the Lease Deed.
7. The Assignors will execute or give any such assurances deed or thing necessary for further and more perfectly assuring and transferring the said premises in favour of the Assignee and for giving full and complete effect to the true meaning and intent of these presents as may be required usually. The cost such as MIDC transfer charges, stamp duty and registration charges for this Deed of Assignment shall be borne by the Assignee.



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8. AND IT IS HEREBY agreed and declared that all the liabilities as to rents, rates, taxes and dues in respect of the said assets if any which may be due and all the MIDC charges if any and local authorities, income tax, sales purchase tax dues of the labour etc. outstanding upto 15/12/05 shall be paid and satisfied by the Assignors. The Assignors further indemnify Assignee in this behalf.

IN WITNESS WHEREOF the Assignors hereto has hereunto set and subscribed their hands and common seal of the Assignee is affixed on these presents on the day, month and year first mentioned hereinabove.

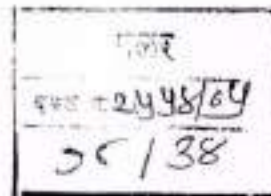
THE SCHEDULE HEREINABOVE REFERRED TO :

(Description of the demised premises of land and building)

ALL THAT piece and parcel of Land together with hereditaments and premises and building now standing thereon and situated lying and being at plot bearing Plot No. E-57 in the Tarapur Industrial Area of MIDC, within the village limits of **Salwad** and outside the Municipal limits in rural area, Taluka and Registration Sub-district Palghar District and Registration District Thane containing by admeasurements of 2,100 sq. mtrs. or thereabouts and factory building admeasuring 335.27sq. mtrs. and bounded as under.

1. On or towards the North by : Plot No. E-56
2. On or towards the South by : Plot No. E-58
3. On or towards the East by : Estate Road
4. On or towards the West by : Parts of Plot Nos. E-51/1 & E-50





SIGNED & DELIVERED by withinnamed Assignors)

1) KARIM KASAMALI JAGMAGIA)

2) SMT. KULSUM KASAMALI JAGMAGIA)

3) SMT. ZOHARA NASRUDDIN JAGMAGIA)

4) SHRI PRAVIN JAGDISH MOOKEY)

5) SMT. GULSHAN KABIRUDDIN LALANI)

6) SHRI JR. KARIM KABIRUDDIN LALANI)

Partners of M/S. GLYCHEM PRODUCTS)

in the presence of)

1. [Signature])
2. [Signature])

Cn
for Self & also
C/A OF 2+06



COMMON SEAL of)

M/S. UNITEC FIBERS PVT. LTD.)

was affixed pursuant to Resolution)

passed by its Board of Directors)

on 14/7/05 in the presence of)

Mr. Virander Behl)

Director of the company who has signed)

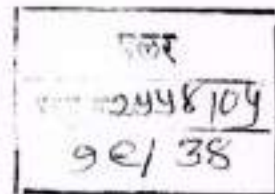
these presents in the presence of)

1. [Signature])
2. [Signature])

Virander Behl



RECEIPT



Received from within named assignee M/S. UNITEC
FIBERS PVT. LTD., a sum of Rs.22,00,000/- (Rupees
Twenty Two Lacs Only) in the following manner towards the
consideration for assignment and transfer of land and
building at Plot No. E-57, MIDC, Tarapur, Dist. Thane.

- a) Rs. 5,00,000/- (Rupees Five Lacs Only) paid vide
Cheque No. 11416 dated 8/3/05 drawn on
Bank of Baroda, Bandra Branch, Mumbai.
- b) Rs. 14,80,000/- (Rupees Fourteen Lacs Eighty
Thousand Only) paid vide Cheque No. 115404
dated 15/7/2005 drawn on Bank of Baroda
Bandra/W Branch, Mumbai.
- c) Balance Rs. 2,20,000/- (Rupees Two Lacs Twnty
Thousand Only) paid vide Cheque No. 124061 dated
15/7/05 drawn on Bank of Baroda
Branch, Mumbai on execution of this Agreement.



For M/S. GLYCHEM PRODUCTS

PARTNERS

Witnesses :-

1. [Signature]
2. [Signature]



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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. DB/TRP/229/ 1088 /1989,
Office of the Executive Engineer,
M.I.D.C. Division No. IV, Thane.

To,

Dated: 27/3/89

M/s. Vijayanand Raje,
26, 1st floor, Podar Chambers,
S.A. Brelvi Rd.,
Bombay-400001.

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वस्तु क्र. 2446/04
26/38

Dear Sirs,

Sub: B.C.C. & D.C.C. for your factory building
on Plot No. E-57 in Tarapur
Industrial Area for -
M/s. Glychen Products.

1) Your letter No. G/223/L/12 dt. 10.2.89.
Ref 2) Your letter No. G/223/L/14 dt. 20.2.89.

Please find enclosed herewith Building Completion
Certificate and Drainage Completion Certificate for the above
work, as required by you.

Please acknowledge the receipt.

Yours faithfully,



Encl: BCC & DCC.

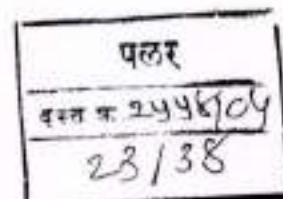
Executive Engineer,
M.I.D.C. Division No. IV,
Thane

Copy fws. to SHCHAB, Chief Executive Officer, MIDC
Bombay, for information. The above allottee of the plot have
completed their factory building construction work on 20.2.89
as per Dy. Engineer's report vide No. TW/E-57/434/ of 89 dt. 21.2.89
recd. on 21.2.89.

Encl: As above.

Copy to the Dy. Engineer, MIDC Tarapur
Sub-Division, for information.

Encl: As above.



MIDC



BUILDING COMPLETION CERTIFICATE

THIS is to certify that -

M/s. Glychem Products,

allottee of plot No. E-57 in Tarapur

Industrial Area have completed the factory building work on the above said plot in accordance with the building plans approved vide this office letter No. DB/TRP/229/703 of 1989 dated 20.2.89

through the Licenced Architects -

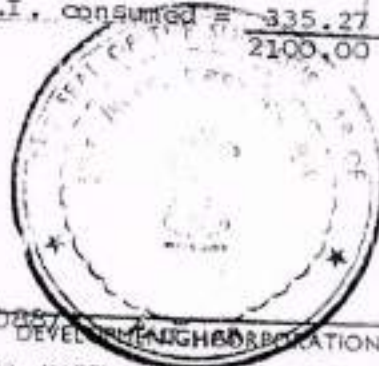
M/s. Vijayanand Raje, Architect, CA/75/1825.

Details of units constructed are as given below:

SCHEDULE - as per ~~approved plan~~ revised approved plan:-

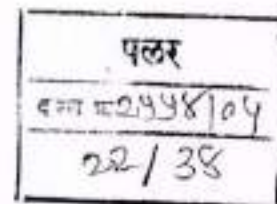
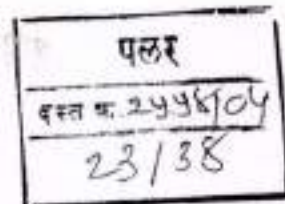
Name of the Unit	Plinth area as per approved plan Sqm.	Builtup area Sqm.	F.S.I. consumed Total builtup area
Factory workshed shed	168.81	-	168.81
Toilet block	16.25	-	16.25
Underground effluent treatment plant.	64.65	-	64.65
Mezzanine floor	-	85.56	85.56
Total:-	249.71	85.56	335.27

F.S.I. consumed = $\frac{335.27}{2100.00} = 0.16 / 1 \therefore \text{O.K.}$



[Signature]
Executive Engineer,
M.I.D.C. Division No. IV,
THANE

INDUSTRIAL DEVELOPMENT CORPORATION (A GOVT. OF MAHARASHTRA UNDERTAKING)
TEL. 41284153 MAROL INDUSTRIAL AREA, MARAKALI ROAD, ANDHER - EAST, BOMBAY 400 042
TEL. 4084476 5TH FLOOR ORIENT HOUSE MANGALORE STREET, BALLARD ESTATE BOMBAY 400 034
E&A-2110349-40130P-124



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

DRAINAGE COMPLETION CERTIFICATE

THIS is to certify that -

M/s. Gly-chen Products,

allottee of Plot No. E-57 in M.I.D.C.

Tarapur Industrial Area, have

completed their internal drainage works with

septic tank and soak pit for their factory

building as per this office drainage plans

) approval letter No. DB/TRP/229/704 dt. 20.2.89

through the Licensed Plumber M/s. Vikrant Enterprises,

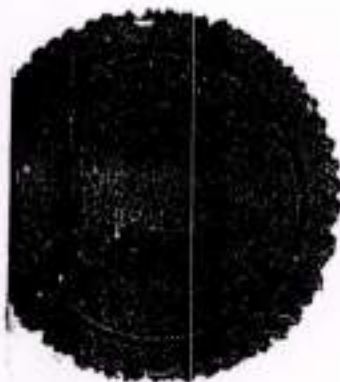
Tarapur (Licence No. Boisar Gm).

Agarwal
Executive Engineer,
M.I.D.C. Division No. IV,
THANE

p/888/•



पलर
दस्तावेज नं. 2446704
28/38



SPECIAL POWER OF ATTORNEY

This Irrevocable Power of Attorney executed at Mumbai. This 12th day of July 2005 by (1) SMT. KULSUM KASAMALI JAGMAGIA, aged 72 years, (2) SMT. ZOHARA NASRUDDIN JAGMAGIA, aged 47 years all residing at 9/10, Fioai Centre, Fidai Baug, V. P. Road, Andheri (W), Mumbai-400 058, (3) SHRI PRAVIN JAGDISH MOOKEY, aged 38 years residing at 301, Rewa Chambers, New Marine Lines, Mumbai-400020, (4) SMT. GULSHAN KABIRUDDIN LALANI, aged 55 years and (5) SHRI JR. KARIM KABIRUDDIN LALANI, aged 32 years residing at 901/B, Kanti Apartment, Mount Merry Road, Bandra (W), Mumbai-400 050 all carrying on business in partnership under the firm name and style of M/S. GLYCHEM PRODUCTS having its office at Sanghavi Sadan, Behind Anupam Theatre, Goregaon, Mumbai-400 063 and factory at Plot No. E-57, MIDC, Tarapur, Tal-Palghar, Dist. Thane hereinafter referred to as GRANTORS (The expression unless repugnant to the context or meaning shall deem to include them and their respective heirs for constituting and appointing MR. KARIM KASAMALI JAGMAGIA, aged about 41 years residing at 9/10 Fioai

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Zalani
15.12.05

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Zalani
15.12.05



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G. K. Zalani
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G. K. Zalani
15.12.05
G. K. Zalani
15.12.05



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INDIA
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MAHARASHTRA
ANDHAR

पलर

दस्तावेज नं. 2448/09

28/38

Centre, Fidai Baug, V. P. Road, Andheri (W), Mumbai-400 058 as their lawful attorney hereinafter referred to as **HOLDER** for performing all the acts pertaining to for execution and registration of Deed of Assignment in respect of Plot No. G-65, MIDC, Tarapur, Dist. Thane in favour of **M/S. UNITEC FIBERS PVT. LTD.**, a private limited company incorporated and registered under Companies Act, 1956 and having its registered office at Flat No.3, Building No.8, Oshiwara MHADA Complex, Andheri (W), Mumbai - 400 053.



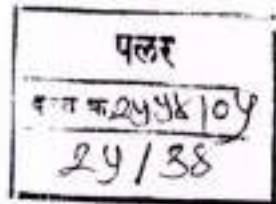
WHEREAS

1. By an Agreement dated 21st day of August 1986 and made between Maharashtra Industrial Development Corporation, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH.III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400038, therein and hereinafter called "the Lessor" of the One Part and Shri Suresh Mohanlal Sanghvi and Shri Dinesh Mohanlal Sanghvi (called "LICENSEE" therein) of the Other Part, the Lessor agreed to grant to said Shri Suresh Mohanlal Sanghvi and Shri Dinesh Mohanlal Sanghvi upon the performance and observance by them of the obligations and conditions contained in the said Agreement a Lease of the piece of land bearing **Plot No. E-57, MIDC, Tarapur, Dist. Thane** admeasuring 2100 sq. mtrs. or thereabouts.



2

30/8
G. K. Lalani
B. U. J.
[Signature]



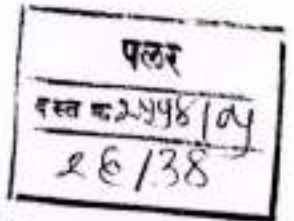
2. A Supplementary Agreement dated 29th December 1989 was executed between MIDC and Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of M/S. GLYCHEM PRODUCTS and thereby the Agreement dated 21st day of August 1986 construed and declared as if the Lessor had entered into the said Agreement with Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of M/S. GLYCHEM PRODUCTS.

3. Pursuant to said Agreement a factory building admeasuring 335.27 sq. mtrs. was constructed on the said plot for which Building Completion Certificate (BCC) and Drainage Completion Certificate (DCC) was granted by MIDC on 27.03.1989.

4. By an Indenture of Lease dated 13th December 1990 made between Maharashtra Industrial Development Corporation, therein and hereinafter called as lessor of the One Part and Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of M/S. GLYCHEM



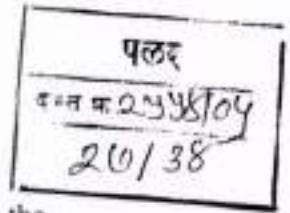
G. K. Lokani
13.12.90



PRODUCTS (therein called as **LESSEES**) of the Other Part and registered in duplicate in the office of the Sub-Registrar of Assurances at **Mumbai** under Sr. No. **PBBM 614/91** and **615/91** on 17th August 1991 at volume no. 480 bearing pages no. 182 to 199 (hereinafter referred to as "the said Lease") all that hereditaments and premises situated at Plot No. E-57 in the Tarapur Industrial Area of MIDC within the village limits of **Salwad** in the Taluka Registration Sub-Dist. Palghar and Dist. Thane admeasuring 2,100 sq. mtrs. or thereabouts and more particularly described in the first schedule thereunder and hereunder written with building constructed thereon were demised by the lessor unto Shri Suresh Mohanlal Sanghvi, Shri Dinesh Mohanlal Sanghvi, Shri Nitin Raojibhai Desai (HUF), Shri Sanjay Jasubhai Desai (HUF) and Bimal Natubhai Desai, Partners of **M/S. GLYCHEM PRODUCTS** (called Lessees therein) for a term of 95 years commencing from 1st day of August, 1986 and renewable as therein provided at the rent reserved by and subject to the covenants and conditions/contained in the said lease.



✓ *Er. K. Lalani*
30/3
13.13.94 *[Signature]*



5. By the partnership deed dated 1st April, 1991, the partnership was reconstituted whereby two lessees of the plot (1) Shri Suresh Mohanlal Sanghvi and (2) Shri Dinesh Mohanlal Sanghvi retired from the partnership and nine other partners were inducted into partnership making the said firm of following 12 partners.

1. Shri Nitin Raojibhai Desai (HUF)
2. Shri Sanjay Jasubhai Desai (HUF)
3. Shri Bimal Natubhai Desai
4. Shri Wajid J. Virani
5. Smt. Mumtaz S. Dhanani
6. Smt. Noor N. Virani
7. M/s. Satyam Estates Pvt. Ltd.
8. Smt. Kulsum Kassamali Jagmagia
9. Smt. Zohra Nassaruddin Jagmagia
10. Shri Karim Kassamali Jagmagia
11. Smt. Gulshan Shamshudin Rayani
12. Shri Praveen Jagdish Mookey

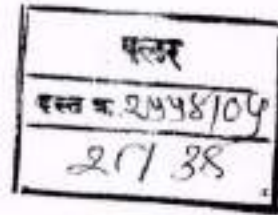


The said partnership deed was not registered with registrar of firm nor it was recorded in the records of MIDC and hence it was not regularised with MIDC.

6. By another partnership deed dated 27th December 1991 the partnership was again reconstituted whereby remaining three original lessees (1) Shri Nitin Raojibhai Desai (HUF), (2) Shri Sanjay Jasubhai Desai (HUF) and (3) Shri Bimal Natubhai Desai Retired and following remaining nine partners continued the business of partnership.



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1. Shri Wajid J. Virani
2. Smt. Mumtaz S. Dhanani
3. Smt. Noor N. Virani
4. M/s. Satyam Estates Pvt. Ltd.
5. Smt. Kulsum Kassamali Jagmagia
6. Smt. Zohra Nassaruddin Jagmagia
7. Shri Karim Kassamali Jagmagia
8. Smt. Gulshan Shamshudin Rayani
9. Shri Praveen Jagdish Mookey

The said partnership deed dated 27th December 1991 not registered with Registrar of Firms and this change in partnership was also not regularized with MIDC.



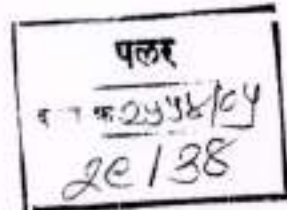
7. By another partnership deed dated 1st April 1992 (1) Smt. Mumtaz S. Dhanani (2) Smt. Noor N. Virani (3) M/s. Satyam Estates Pvt. Ltd. (4) Smt. Gulshan Shamshudin Rayani retired and (1) Shri Jr. Karim K. Lalani and (2) Smt. Gulshan K. Lalani were admitted as partners making in all seven partners as under.

- (1) Shri Karim Kassamali Jagmagia
- (2) Smt. Kulsum Kasamali Jagmagia
- (3) Smt. Zohra Nasruddin Jagmagia
- (4) Shri Praveen Jagdish Mookey
- (5) Smt. Gulshan Kabiruddin Lalani
- (6) Shri Jr. Karim Kabiruddin Lalani
- (7) Wajit J. Virani

The said partnership deed dated 1-4-1992 not registered with registrar of firms and this change was also not regularized with MIDC.



6
G.K. Lalani
30/7
15.15 of
[Signature]



8. By another partnership deed dated 16th October 1996 Shri Wajid J. Virani retired and Shri Kasamali S. Jagmagia was admitted as partner making in all seven partners as under.

- (1) Shri Karim Kassamali Jagmagia
- (2) Smt. Kulsum Kasamali Jagmagia
- (3) Smt. Zohra Nasruddin Jagmagia
- (4) Shri Praveen Jagdish Mookey
- (5) Smt. Gulshan Kabiruddin Lalani
- (6) Shri Jr. Karim Kabiruddin Lalani
- (7) Shri Kassamali S. Jagmagia

Subsequent to the said last partnership deed dated 16th October 1996 one of the partners Shri Kasamali S. Jagmagia expired on 29/12/1996

In view of the above, following six persons are the last surveying partners of the firm who are in possession, use and occupation of the subject Plot No.E-57, MIDC, Tarapur, Dist. Thane which is recorded by MIDC.

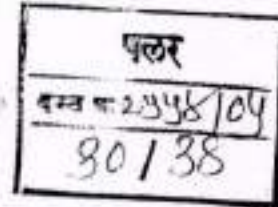
- (1) Shri Karim Kassamali Jagmagia
- (2) Smt. Kulsum Kasamali Jagmagia
- (3) Smt. Zohra Nasruddin Jagmagia
- (4) Shri Praveen Jagdish Mookey
- (5) Smt. Gulshan Kabiruddin Lalani
- (6) Shri Jr. Karim Kabiruddin Lalani

8. In this way the said Shri Karim Kassamali Jagmagia, Smt. Kulsum Kasamali Jagmagia, Smt. Zohra Nasruddin Jagmagia, Shri Praveen Jagdish Mookey, Smt. Gulshan Kabiruddin Lalani and Shri Jr. Karim Kabiruddin Lalani Partners of M/S. GLYCHEM PRODUCTS were entitled to all the leasehold rights



Handwritten signature of G.K. Lalani with the date 15.12.97 and a checkmark.

Handwritten signature of G.K. Lalani with the date 15.12.97 and a checkmark.



and hereditament and the use and occupation of the said demised premises as the Lessees thereof under the said lease deed.

6. The partners of **M/s. Glychem Products** have decided to sale and transfer their right title and interest in respect of Plot No.E-57, MIDC, Tarapur, Dist. Thane in favour of **M/s. Unitec Fibers Pvt. Ltd.**
7. It will not be possible for partners of **M/s. Glychem Products** to remain present every time in respect of documentation and applications to be made to various authorities, execution and admission of the documents required to be executed in favour of **M/s. Unitec Fibers Pvt. Ltd.** and hence decided to constitute and appoint **Mr. Karim Kasamali Jagmagia** as their lawful attorney for doing the necessary things.



NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The grantors hereby constitute and appoint the holder as their true and lawful attorney for the specific purpose of performing following acts pertaining to (1) execution of deed of assignment, (2) to transfer lease hold rights and interests of the grantors in the Plot No. E-57 along with building structure thereon situated at MIDC, Tarapur, Dist. Thane and to act as holder in following manner and in the following events.



To execute Deed of Assignment with **M/s. Unitec Fibers Pvt. Ltd.**, in respect of Plot No. E-57, MIDC, Tarapur, Dist. Thane.

8

By **G. K. Zalani**
13.12.2004

पलर

व.क. 2498/04

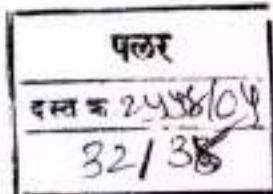
39/38

- b) To receive the consideration or any other dues payable by M/s. **Unitec Fibers Pvt. Ltd.**, and to make any application to local body or any other institution.
- c) To approach MIDC in person to make inquiries about completion of formalities and/or any other matter.
- d) To make applications / representations / communication to MIDC or any other institution in respect of the aforesaid plot.
- e) To apply to MIDC for transfer of leasehold rights in favour of **M/s. Unitec Fibers P. Ltd.**
- f) To do or caused to be done all deeds and things necessary for executing Deed of Assignment in favour of **M/s. Unitec Fibers Pvt. Ltd.**, with M.I.D.C. pertaining to the said plot of land and enter into, sign, execute necessary instruments, deeds and documents for the said purpose.
- g) To apply for transfer of water connections, electricity connections, consent from Pollution Control Board etc. to the respective authorities.



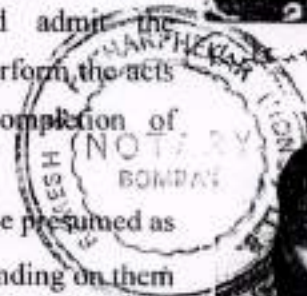
To sign and deliver the agreements or any other document in such capacity as may be required by M.I.D.C., or any other institution.
To pay the stamp duty or any other duty on such presents to be executed with M.I.D.C. or any other Institution and / or with **M/s. Unitec Fibers Pvt. Ltd.**

G. K. Labani
12.12.2013



j) To lodge Deed of Assignment for registration before the registrar of assurances having appropriate jurisdiction and admit the execution of the same and perform the acts as may be required for completion of registration process.

- 2) All the above acts by the holder will be presumed as if caused by the grantors & will be binding on them and their legal heirs forever.
- 3) All the documents/deeds/presents etc. signed and delivered by the holder will be deemed to have been signed and delivered by the grantors themselves forever.



Zohra Jagmagia



IN WITNESS WHEREOF the grantors have subscribed their respective hands on the day, month and year first hereinabove written

SIGNED AND DELIVERED BY
WITHIN NAMED GRANTORS

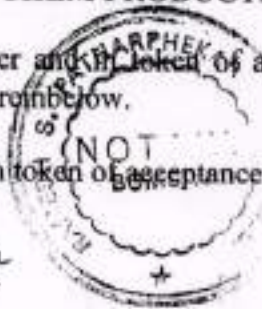
- (1) SMT. KULSUM KASAMALI JAGMAGIA
- (2) SMT. ZOHARA NASRUDDIN JAGMAGIA
- (3) SHRI PRAVIN JAGDISH MOOKEY
- (4) SMT. GULSHAN KABIRUDDIN LALANI
- (5) SHRI JR. KARIM KABIRUDDIN LALANI

Partners of M/S. GLYCHEM PRODUCTS

Accepted by the holder and in token of acceptance has subscribed his hand hereunder below.

Advocate: Court, Mumbai.
D1204, Jai Shivnari.
Bajendra Ha., Dad. Datta Padu
Bartoli (East), Mumbai, 400 009

Signed in token of acceptance



(Pravin Mokey)



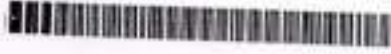
(MR. KARIM KASAMALI JAGMAGIA)



(Jr. Karim Lalani)

(Karim Jagmagia)
Holder

ATTEST BY ME
Ramesh S. Phatarphekar
Notary Gr. Bombay
12 JUL 2005



दस्त गोधवारा भाग - 2

पल्लर

दस्त क्रमांक (2554/2005)

35/35

दस्त क्र. [पल्लर-2554-2005] या गोधवारा
पांजरा मुल्य : 3724500 मोबदला 2200000 भरलेले मुद्रांक शुल्क : 111740

दस्त हजर केल्याचा दिनांक : 15/07/2005 01:46 PM

निष्पादनका दिनांक : 15/07/2005

दस्त हजर करमा-याची सही :

[Signature]

पावती क्र. 2554 दिनांक: 15/07/2005

पावतीचे वर्णन

नाम: युनिटेक फायबर प्रो. लि. चे संचालक श्री. विरेंदर ओगजगदीश वहेल

30000 : नोंदणी फी

680 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30680: एकुल

[Signature]

ड. निबंधकाची सही, पालघर

दस्तावा प्रकार : 60 भाडेपटाचे हस्तांतरण

क्रमांक 1 ची वेळ : (सादरीकरण) 15/07/2005 01:46 PM

क्रमांक 2 ची वेळ : (फी) 15/07/2005 01:51 PM

क्रमांक 3 ची वेळ : (कबुली) 15/07/2005 01:52 PM

क्रमांक 4 ची वेळ : (ओळख) 15/07/2005 01:54 PM

दस्त नोंद केल्याचा दिनांक : 15/07/2005 01:54 PM

ओळख :

खालील इतर असे निवेदीत करतात की, ते दस्ताऐवज करून देण-यांना व्यक्तींना ओळखतात,
व त्यांची ओळख पटवितात.

1) श्री. विष्णू एस. टीपणीस, घर/फ्लॅट नं: 19

गल्ली/रस्ता: तैलंग रोड

इमारतीचे नाव: अय्यकल निवास

इमारत नं: -

पट/पसाहत: -

शहर/गाव: माटुंगा

तातुकी: -

पिन: 19

2) श्री. शिवाल के. पटेल, घर/फ्लॅट नं: 3/11

गल्ली/रस्ता: -

इमारतीचे नाव: साईबाबा नगर

इमारत नं: -

पट/पसाहत: -

शहर/गाव: बोईसर

तातुकी: पालघर

पिन: -

[Signature]

[Signature]

प्रमाणीत करकेत घेणे की,

या दस्तावेज पट्टी 35 पाने आहेत

[Signature]

मुख्य निबंधक, पालघर.

एक नंतरचे पुढावे 24/07/2005

नवरी नोंद

[Signature]

मुख्य

नि. क. मंडळ

दि. 24 मा. 06

[Signature]
ड. निबंधकाची सही
पालघर



25/2/2005
दुय्यम निबंधका
पालघर

दस्त गोषवारा भाग-1

पलर
दस्त क्र 2554/2005

33/34

क्र. 2554/2005

प्रकार : भाडेपट्टाचे हस्तांतरण

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम : पद्मनाभ मंडवकर भागदार श्री. करीम
सातमणी जगमणी हे दस्त-खाटी व कुलसुम
सातमणी जगमणी, प्रोवरा नगराची जगमणी,
प्रोवरा जगमणी मूली, गुलशन कबीरुदीन खलानी व जय
करीम

लिहून देणार

वय 41

सही



नाम : दुर्गाका फावडी का.सि. व संचालक श्री. विरेदर
जीवमणी बहेल -
पत्ता : फा. 7-5/2 व 112
महाराष्ट्र - विरेदर रस्ता
इंमलीन नाव सातोप टीपर
इंमलीन -
विरेदर - लोखंडवाला क

लिहून देणार

वय 41

सही



Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 27/6/05
Collector of Stamps Thane

30.6.19/10/05

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 214105 Date: 11/7/05
Received from Shri. United Fibers Pvt. Ltd. residing at
Mumbai Stamp Duty Rs. 11740/-
Reason: one lakh eleven thousand seven hundred and seventy only in the State Bank of
Munre forty only 43 Dated 11/7/05
Certified under Sec. 32 of Bombay Stamp Act 1958 that the full Stamp
Duty of Rs. 11740/- on this instrument is chargeable has been paid
vide Article No. 25 (b) of S. 32
This certificate is subject to the provisions of section 53(A) of Bombay Stamp Act, 1958
Place: Thane
Date: 11/7/05
Collector of Stamps Thane

M-VK 37245001-

पलर
रज. नं. 2398/04
3/38



DEED OF ASSIGNMENT AND TRANSFER

This Deed of Assignment and Transfer made at Mumbai this 15th day of July, 2005 BETWEEN; (1) KARIM KASAMALI JAGMAGIA, aged 41 years, (2) SMT. KULSUM KASAMALI JAGMAGIA, aged 72 years, (3) SMT. ZOHARA NASRUDDIN JAGMAGIA, aged 47 years all residing at 9/10, Fioai Centre, Fidai Baug, V. P. Road, Andheri (W), Mumbai-400 058, (4) SHRI PRAVIN JAGDISH MOOKEY, aged 38 years residing at 301, Rewa Chambers, New Marine Lines, Mumbai-400020, (5) SMT. GULSHAN KABIRUDDIN LALANI, aged 55 years and (6) SHRI JR. KARIM KABIRUDDIN LALANI, aged 35 years residing at 901/B, Kanti Apartment, Mount Merry Road, Bandra (W), Mumbai-400 050 all carrying on business in partnership under the firm name and style of M/S. GLYCHEM PRODUCTS having its office at Sanghavi Sadan, Behind Anupam Theatre, Goregaon,



Friday, November 27, 2009

12:43:48 PM

Original

नॉदणी 39 म.

Page 39 M

पावती

पावती क्र. : 5382

वाचाचे नाव पाम टेमी (प्रभाव क्षेत्र)

दिनांक 27/11/2009

दस्तऐवजाचा अनुक्रमांक

प्रति 05382 2009

दस्ता ऐवजाचा प्रकार



सादर करणाऱ्याचे नाव: दुनीटेक फायनान्स प्रा. लि. वरिष्ठ व्हिसे प्रेसिडेंट विरेन्द्र ओन जगदीश बहल

नॉदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनांची नक्कल (अ. 11(2)),

:- 380.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण

रु.

30380.00

आपणास हा दस्त अंदाजे 12:58PM ह्या वेळेस मिळेल

Bandy

दुय्यम निबंधक पालघर

वाजार मुल्य: 17500000 रु. मोबदला: 17500000 रु.

भरलेले मुद्रांक शुल्क: 525000 रु.

[Handwritten signature]

27/11/22

SHREE GANESHAY NAMAH

☐	AGREEMENT	Sr. No.	
☒	SALE DEED		401
☐	POWER OF ATTORNEY	DOCUMENT No.	
☐	GIFT DEED		5359/2024
☐	MORTGAGE/RELEASE	DOCUMENT DATE	
☐	DUPLICATE LEASE DEED		18/10/2024

SELLER NAME & ADDRESS

HITESH SUNDARJI BHANUSHALI & OTHERS

PROPERTY DETAILS

C.S.NO. NA82 AND OTHERS, AT-ANKLAS, TA:-UMBERGAON,
DIST:- VALSAD.

PURCHASER NAME & ADDRESS

UNITEC FIBRES LTD



MUKESH M. THUMAR

B.SC., LL.B.
(ADVOCATE)

Office No. 107 & 108, 1st Floor, Nakshatra Plaza,
Above Sub-Ways Restaurant, Gokul Vihar Township, N.H.No. 48,
Vapi-396191, Taluka : Vapi, District : Valsad, Gujarat-396191
Mobile : +91-98251 45085,
E-mail : adv.mukeshthumar@yahoo.com

સેલ, ભાર, અને ઉમેરનામ

આમનું નામ	દસ્તાવેજનો પ્રકાર અને સંદેશ (જમીન પટના વિસ્તારમાં આધાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કોઈ પણ હોય તો)	સેક્ટર	ભાડાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ સ્વી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના કુલમનાથ અથવા અદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ સ્વી બેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટેના કુલમનાથ અથવા અદેશના સંબંધમાં વાલીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શ્રેણી
ANKLAS..	માલિકો ફેરખાવવાનું રૂ.113037328.00	Re. Survey No.82, City Survey No. NA82 adm. 7350.00 Sq.mtr Out of Total Land 8800.00 Re. Survey No.133, City Survey No. NA133 adm. 5558.00 Sq.mtr Out of Total Land 6245.00 Re. Survey No.134, City Survey No. NA134 adm. 10192.00 Sq.mtr. Re. Survey No.246, City Survey No. NA246 adm. 1343.00 Sq.mtr Out of Total Land 13254.00 Re. Survey No.248, City Survey No. NA248 adm. 501.00 Sq.mtr Out of Total Land 3564.00,		HITESH SUNDARJI BHANUSHALI DIPESH RAMJI BHANUSHALI	UNITEC FIBRES PVT LTD ની અધિકૃત વ્યક્તિ VIJAY BEHL	18/10/2024 18/10/2024	5359		

ઈ-વેરેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20241019279225279 Date. 19-10-2024 થી માલેલ છે.

રજીસ્ટ્રી	રૂ. 300
નકલ ફી	રૂ. ૨૦



Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - UMBERGAON
Date: 19-10-2024 12:10:05 IST
VALSAD ,GUJARAT

ADV MUKESH M THUMAR ની તારીખ 19/10/2024 ના રોજની

અરજી નંબર : 8012024826030

તારીખ : 19/10/2024



આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સહસ્ત્રચક્રાસની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમણિકા નં : ૨ ની નકલમાં કોઈ ફેરફારથી કાચા કે ખોટી નકલ ખનાવવી ફોજદારી ગુનો અને છે.

બિ-૨ તારીખ : 10/19/2024 12:09:58 PM

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3. Data

ॐ श्री गणेशाय नमः । श्री गणेशाय नमः । श्री गणेशाय नमः ।

॥ दिवसे नैऋत शशि ५५०॥

5. *विदीयते* विदुः



Guarantee

15H-NMR(δ): 3.75432 + 7.1508052 ppm (m)

10/18/2024 16:01:30



UMG
5359 10 1/4
2024

e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

2154 નંબર	28
તારીખ	26/10/2024
સીલ-સ્ટેમ્પ	12 ટાંકાની ઉપર

Application No (પાંચ સંખ્યા)		2024101708375		Printed On (પ્રિન્ટ કરેલ)		17/10/2024 17:07:56	
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતા શીર્ષક)	Amount (Rs.) (રકમ)	Bank CIN (બેંક ઐ.સં.સં.નં)	Date (તારીખ)	Bank Branch (બેંક શાખા)		
20241017403584465	Registration Fee (0030-03-104-00)	1132380.00	5700001355100301710 2488147	17-10-2024	SBIEPAY		
Page Fee (પેજ ફી)	(100) 2000	Other (અન્ય)	0	Postage (પોસ્ટાજ)	0.00		
Registration Fee (રજીસ્ટ્રેશન ફી)	1130380.00	Fee Exemption (ફી મુક્તિ)	No	સરકારી રકમ	113037328.00		
Total Amount (કુલ રકમ)	1132380.00	In Words (શબ્દોમાં)	Rupees Eleven Lac Thirty Two Thousand Three Hundred Eighty Only				

Payee Details (પામેટા કરનારની વિગત)

Name (નામ)	UNITEC FIBRES PVT LTD		Office District (કાર્યાલય વિસ્તાર)	VALSAD			
Address (સરનામું)			Office Name (કાર્યાલય નામ)	S.R.O - UMBERGAON			
Mobile (મોબાઇલ નંબર)	9925145085		E-Mail (ઈમેલ)	adv.m.keshavnurkar@yahoo.com			
PAN (પાન નંબર)			Year (વર્ષ)	2024-2025 One time			

Property Details (પ્રોપર્ટી વિગત)

Re. Survey No.82, City Survey No. NA62 adm. 7350.00 Sq.mtr Out of Total Land 8600.00, Re. Survey No.246, City Survey No. NA246 adm. 1343.00 Sq.mtr Out of Total Land 13254.00, Re. Survey No.133, City Survey No. NA133 adm. 5558.00 Sq.mtr Out of Total Land 6245.00, Re. Survey No.134, City Survey No. NA134 adm. 10192.00 Sq.mtr, Re. Survey No.248, City Survey No. NA248 adm. 501.00 Sq.mtr Out of Total Land 3564.00,	
--	--

Remarks (ટીપ્પણી)	
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સહ રજીસ્ટ્રાર, વાલસાડ
18 OCT 2024



D.A.B

જારી જોવાની શી ઇ-ચેલિયન અને ફીસ પ્રમાણે, 2024ના પ્રમાણ મુજબ, અરજદારના પાસેથી ઇ-ચેલિયન ચાર માટે ગ્રાહી જાહેરાત ગ્રાહી. જારી નેમ્બર અધિકારીના 1958ની કલમ 52 અનુસાર ઇ-ચેલિયન (ફીસ અને) ગ્રાહીની સમાપ્તિ થઈ ગઈ છે અને તે પાસેથી ગ્રાહી છે. અરજદારના ઇસ્ટાસ કલમ 3 અનુસાર અરજદારને જોવાની ગ્રાહી છે.



IN-GJ83995668073216W

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



સત્યમેવ જયતે

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2024

Certificate No.

IN-GJ83995668073216W

Certificate Issued Date

18-Oct-2024 12:21 PM

Account Reference

IMPACC (FI)/ gjelimp10/ VAPI/ GJ-VL

Unique Doc. Reference

SUBIN-GJGJELIMP1082959283014494W

Purchased by

UNITEC FIBRES LTD

Description of Document

Article 20(a) Conveyance - Immovable Property

Property Description

C.S.NO.82 AND OTHERS, AT:ANKLAS, TA:UMBERGAON,
DIST:VALSAD

Consideration Price (Rs.)

11,30,37,328

(Eleven Crore Thirty Lakh Thirty Seven Thousand Three
Hundred And Twenty Eight only)

HITESH SUNDARJI BHANUSHALI AND OTHERS

UNITEC FIBRES LTD

UNITEC FIBRES LTD

55,38,850

(Fifty Five Lakh Thirty Eight Thousand Eight Hundred And
Fifty only)



[Signature]

D.R.B

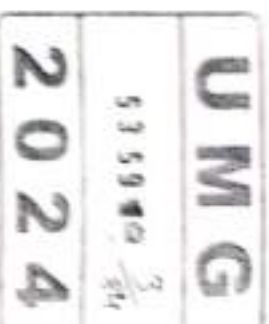
[Signature]



0031084344

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shiksham.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.



:-: SALE DEED :-:

THIS INDENTURE OF SALE DEED is made and entered into at Taluka : Umbergaon, District. Valsad, Gujarat State on this **18th** day of **October, 2024**, BETWEEN:

(1) **HITESH SUNDARJI BHANUSHALI, (PAN : ANZPB6133F)**, Age: 38 Years, Occupation: Business, (2) **DIPESH RAMJI BHANUSHALI, (PAN : EDPFB5866M)**,

Age: 26 Years, Occupation: Business, both are Residing at : Laxmi Nivas, Plot No. 227/2/Ps, Sardar Nagar, Sarigam, Taluka : Umbergaon, District : Valsad, State : Gujarat-396155, India, hereinafter called as **"THE SELLER OR THE VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her legal heirs, executors, administrators, successors, and assignees) of the **"FIRST PART"**.

AND

M/s. UNITEC FIBRES LTD., (PAN : AAACU7353H),
Office at: Flat No. 3, Building No. 8, Oshiwara Blue Bell Chsl, Oshiwara Mahda Complex, New Link Road, Andheri (W.), Mumbai-400053, State : Maharashtra, India -

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
HA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

Contd...3

D.P.B



:: 3 ::

through its Authorized Signatory, **VIJAY BEHL**, Age: 65 Years, Occupation: Business, hereinafter called as "**THE PURCHASER OR THE SECOND PART**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their directors from time to time and legal heirs, executors, administrators and assignees) hereinafter called as "**THE PURCHASER**" or the "**OTHER PART**".

WHEREAS the Multi Purpose **N.A. Land** bearing



Old Survey No.	Re-Survey No.	City Survey No.	Area in Sq. Mtrs	Type of Rights
43/1/Paiki 1	82	NA82	8600.00	'C'
42/Paiki 2	133	NA133	6245.00	'C'
42/Paiki 1	134	NA134	10192.00	'C'
38/1/Paiki 1	246	NA246	13254.00	'C'
41	248	NA248	3564.00	'C'

Situated within the village limits of Ankla, Taluka : Umbergaon, District : Valsad, State : Gujarat, India, Taluka : Umbergaon, District : Valsad, State : Gujarat, India on Government Records is running in the name of Seller.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

Contd...4

D.R.B



:: 4 ::

Title Related History of Old Survey No. 43/1/Paikar 1,
Re. Survey No. 82, City Survey No. NA82 :

Originally the said land was running in the name
of Navrojji Kavasji Jahangirji shapurji vankdiya.

Thereafter Navrojji Kavasji Jahangirji shapurji
vankdiya sold the half part of the said land to Kunvarji
Shapurji Vankadiya by the executing a Registered Sale
Deed dated 19.04.1943. Thus a Mutation Entry No.
129 on dated 19.07.1943 was made in the Village Form
No. 06 and the said entry was certified by the competent
authority.



Thereafter Kavasji shapurji vankdiya sold the
half part of the said land to Kunvarji Shapurji
Vankadiya. Thus a Mutation Entry No. 133 on dated
01.11.1947 was made in the Village Form No. 06 and
the said entry was certified by the competent authority.

Thereafter tenant namely Govan Dhodi was
entered in other rights in 7/12 revenue record of the
said land. Thus a Mutation Entry No. 155 on dated
12.03.1949 was made in the Village Form No. 06 and
the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

Contd...5

D.P.B

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:: 5 ::

Thereafter tenant namely Govan parrotam was entered in 7/12 revenue record as occupier for 2 Guntha of the said land as per 32 G. Thus a Mutation **Entry No. 411** was made in the Village Form No. 06 and the said entry was Certified by the competent authority.

Thereafter Kunvarji Shapurji Vankadiya sold the 3 acre and 16 gunthas out of 10 acre 9 guntha to **Pirojsa B Nagvasvala** by executing registered sale deed. Thus a Mutation **Entry No. 1122** on dated 20.06.1975 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter Pirojsa B Nagvasvala sold the 3 acre and 16 gunthas to **Anilkumar Mangilal Shah** by executing registered sale deed. Thus a Mutation **Entry No. 1712** on dated 26.05.1996 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter Anilkumar Mangilal Shah sold the 2 acre and 5 gunthas out of 3 acre and 16 gunthas to **Ayubhai Ilyasbhai Shaikh** by executing registered sale deed. Thus a Mutation **Entry No. 1843** on dated 01.05.1998 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

Contd...6



D.P.B



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Thereafter Promulgation made in Village Ankias and due to the effect of Promulgation Survey No. 43/1 adm. 8600 Sq. Mtrs. allotted Re Survey No. 82 adm 8669 Sq. Mtrs. Thus a Mutation Entry No. 2465 on dated 26.02.2018 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter Ayub Ilyashbai mohammed Shaikh died leaving behind his legal heirs namely (1) Johara Ayub Shaikh, (2) Amjad Ayub Shaikh, (3) Sumaiyabano Ayub Shaikh, (4) Farzana Ayub Shaikh was recorded in the revenue record. Thus a Mutation Entry No. 2504, dated 27.09.2019 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter Amjad Ayub Shaikh died on dated 11.09.2021 leaving behind his legal heirs namely (1) Shaheen Amjad Shaikh, (2) Minor wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh was recorded in the revenue record. Thus a Mutation Entry No. 2611, dated 06.10.2021 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

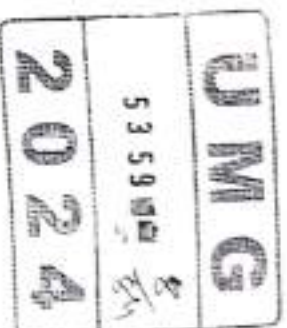
Contd...7



[Signature]

[Signature]

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Thereafter Zoharabannu Ayubhai Shaikh had released her right from the said land in favour of (1) Shaheen Amjad Shaikh, (2) Minor wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh by executing registered release deed Sr. No. 2615, dated 21.05.2022. Thus a Mutation Entry No. 2656, dated 06.10.2021 was made in the Village Form No. 06 and the said entry was certified by the competent authority.



Thereafter (1) Sumaiyabano Ayub Shaikh, (2) Farzana Ayub Shaikh sold their share (50%) of the said land to DIPESHBHAI RAMJI BHANUSHALI AND HITESHBHAI SUNDARJI BHANUSHALI by executing registered sale deed. and the said sale deed registered in the sub registrar office umbergaon under sr. no. 1385, dated 12.03.2024. Thus a Mutation Entry No. 2806 on dated 15.03.2024 was made in the Village Form No. 06. And the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7360.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter (1) Shaheen Amjad Shaikh, (2) Minor Wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh sold their share (50%) of the said land to **DIPESHBHAI RAMJI BHANUSHALI AND HITESHBHAI SUNDARJI BHANUSHALI** by executing registered sale deed. and the said sale deed registered in the sub registrar office Umbergaon under sr. no. 2053, dated 08.04.2024. Thus a Mutation **Entry No. 2819** on dated 08.04.2024 was made in the Village Form No. 06. And The said entry was rejected by the competent authority.

Thereafter as per **Mutation entry No. 2874 dated 16.07.2024**, certified the mutation entry no. 2819 dated 08.04.2024 vide order of deputy Collector and Prant Officer Pardi vide order no. R.T.S./Appeal/Reg.no.59/2024 dated 15.07.2024. The said mutation entry was made in the Village Form No. 06 and the said entry was certified on dated 03.08.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5358.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter K.J.P. Durastli has been carried out by virtue of the Order of the D.L.R. Office Valsad vide their Order No. D.T.R. No.02/2023-24 No. K.J.P.S.R.02/2023-24 dated 08.08.2024, necessary record corrections has been carried out. Thus a **Mutation Entry No. 2880** on dated 08.08.2024 was made in the Village Form No. 06 and the said entry was certified on dated 28.08.2024 by the competent authority.



That Now **HITESHBHAI SUNDARJI BHANUSHALI AND DIPESHBHAI RAMJI BHANUSHALI** become the absolute owner and possessor of land bearing New Survey No. 82, old Survey No. 43/1/paikel, admeasuring 8600.00 Square Meters, Situated at Village Anklas, Taluka Umbergaon, Dist. Valsad, Gujarat State. Thereafter **HITESHBHAI SUNDARJI BHANUSHALI AND DIPESHBHAI RAMJI BHANUSHALI** had obtained non-Agricultural Permission in respect of the immovable property bearing New Survey No. 82, old Survey No. 43/1/paikel, admeasuring 8600.00 Square Meters, from collector Valsad vide his Order no. 1538/25/05/036/2024 dated 02.10.2024. Thus a **Mutation Entry No. 2894** on dated 02.10.2024 was made in the Village Form No. 06.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter necessary property card was made by city survey office and has given City Survey No. NA82. The said change was recorded in the City Survey record. Thus a **Mutation Entry No. 2900** on dated 02.10.2024 was made in the Village Form No. 06.

Title Related History of Old Survey No. 42/Paikee 2, Re. Survey No. 133, City Survey No. NA133 :

Originally land bearing Survey No. 42/Paikee2 was running in the name of **Ratanbai Horiyar** as per mutation entry no.97. said entry was not readable.



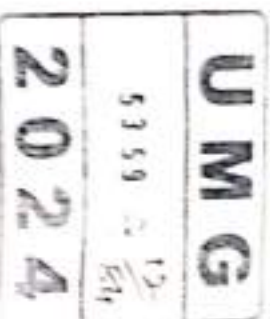
Thereafter **family partition made**. And on the basis of the said partition deed the land bearing survey No. 42/Paikee2 falls in the name of **RATANBAI RATANSHA GONDA**. Thus a **Mutation Entry No. 382** was recorded in the Village Form No. 06.

Thereafter **family partition made on dated 23.02.1968**. And on the basis of the said partition deed the land bearing survey No. 42/Paikee2, admeasuring 6246.00 Square Meters, falls in the name of **ERACH RATANSHA GONDA**. Thus a **Mutation Entry No. 738** on dated 12.08.1968 was made in the Village Form No. 06 and the said entry was Certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Re. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter **ERACH RATANSHA GONDA** sold the land bearing Survey No. 42/Paikce2, admeasuring 6246.00 Square Meters to **Ayubhai Ilyasmohamed Shaikh** by the executing a Registered Sale Deed by Mamlatdar Umbergaon order no. LND/VASH11210/87 dated 26.08.1987. Thus a **Mutation Entry No. 1565** on dated 27.08.1987 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

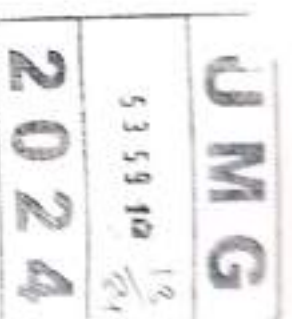
Thereafter Promulgation made in Village Anklas and due to the effect of Promulgation Survey No. 42/Paikce2, admeasuring 6246.00 Square Meters allotted Re Survey No. 133 admeasuring 6245.00 Square Meters. Thus a **Mutation Entry No. 2465** on dated 26.02.2018 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter **Ayubhai Ilyasmohamed Shaikh** died and his legal heirs namely (1) **Zohara Ayub Shaikh**, (2) **Amjad Ayub Shaikh** (3) **Sumaiyabano Ayub Shaikh**, (4) **Farzanakhan Ayub Shaikh** was recorded in the revenue record. Thus a **Mutation Entry No. 2504**, Dated 27.09.2019 was made in the Village Form No. 06 and the said entry was certified on dated 15.11.2019 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter **Amjad Ayub Shaikh** died on 11.09.2021 and his legal heirs namely (1) **Shahen Amjad Shaikh**, (2) **Minor Wafara Amjad Shaikh**, (3) **Minor Siza Amjad Shaikh** Guardian **Shahen Amjad Shaikh** was recorded in the revenue record. Thus a **Mutation Entry No. 2611**, Dated 06.10.2021 was made in the Village Form No. 06 and the said entry was certified on dated 15.11.2019 by the competent authority.

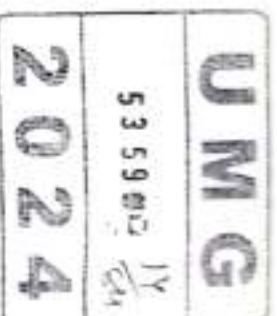


Thereafter **Zohara Ayub Shaikh**, had released their rights from the said land in favour of (1) **Shahen Amjad Shaikh**, (2) **Minor Wafara Amjad Shaikh**, (3) **Minor Siza Amjad Shaikh** Guardian **Shahen Amjad Shaikh** by executing Registered Release deed vide Serial No. 2615/2022 dated 21.05.2022. The said fact was recorded in the revenue record. Thus a **Mutation Entry No. 2656**, Dated 31.05.2022 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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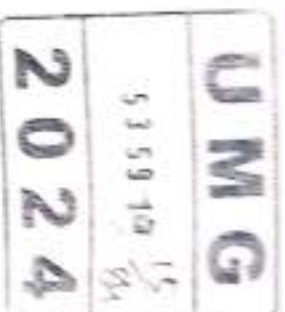
Thereafter (1) Sumalyabano Ayub Shaikh W/o. Mohhmad Imran Khan, (2) Farzanakhan Ayub Shaikh W/o. Riyaz Khan sold the land bearing New Survey No. 133, old Survey No. 42/Paikee2, admeasuring 3120.00 Square Meters out of admeasuring 6245.00 Square Meters to 1) Hiteshbhai Sundarji Bhanushali, 2) Dipesh Ramji Bhanushali by the executing a Registered Sale Deed vide serial No. 1385/2024 dated 12.03.2024. Thus a **Mutation Entry No. 2806** on dated 15.03.2024 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter (1) **Shahreen Amjad Shaikh**, (2) **Minor Wafara Amjad Shaikh**, (3) **Minor Siza Amjad Shaikh** sold the land bearing New Survey No. 133, old Survey No. 42/Paikee2, admeasuring 3120.00 Square Meters out of admeasuring 6245.00 Square Meters to 1) **Hiteshbhai Sundarji Bhanushali**, 2) **Dipesh Ramji Bhanushali** by the executing a Registered Sale Deed vide serial No. 2053/2024 dated 08.04.2024. Thus a **Mutation Entry No. 2819** on dated 08.04.2024 was made in the Village Form No. 06 and the said entry was rejected on dated 23.05.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter as per **Mutation entry No. 2874** dated **16.07.2024** certified the mutation entry no. 2819 dated 08.04.2024 vide order of deputy Collector and Prant Officer Pardi vide order no. R.T.S./Appeal/Reg.no.59 /2024 dated 15.07.2024. the said mutation entry was made in the Village Form No. 06 and the said entry was certified on dated 03.08.2024 by the competent authority.

Thereafter K.J.P. Durast has been carried out by virtue of the Order of the D.L.R. Office Valsad vide their Order No. D.T.R. No.02/2023-24 No. K.J.P.S.R.02/2023-24 dated 08.08.2024, necessary record corrections has been carried out. Thus a **Mutation Entry No. 2880** on dated 08.08.2024 was made in the Village Form No. 06 and the said entry was certified on dated 28.08.2024 by the competent authority.



That Now **HITESHBHAI SUNDARJI BHANUSHALI** **AND DIPESHBHAI RAMJI BHANUSHALI** become the absolute owner and possessor of land bearing New Survey No. 133, old Survey No. 42/Palkec2, admeasuring 6245.00 Square Meters, situated at Village Ankias, Taluka Umbergaon, Dist. Valsad, Gujarat State.

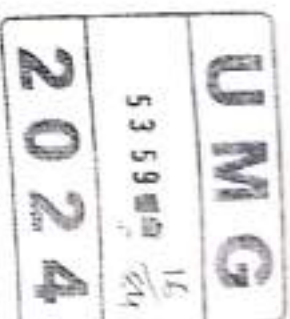
TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter **HITESHBHAI SUNDARJI**

BHANUSHALI AND DIPESHBHAI RAMJI BHANUSHALI
had obtained non-Agricultural Permission in respect of
the immovable property bearing New Survey No. 133,
old Survey No. 42/Paikce2, admeasuring 6245.00
Square Meters, from collector Valsad vide his Order no.
1537/25/05/036/2024 dated 02.10.2024. Thus a
Mutation Entry No. 2893 on dated 02.10.2024 was
made in the Village Form No. 06.



Thereafter necessary property card was made by
City survey office and has given City Survey No NA133.
The said change was recorded in the City Survey record.
Thus a **Mutation Entry No. 2898** on dated 02.10.2024
was made in the Village Form No. 06.

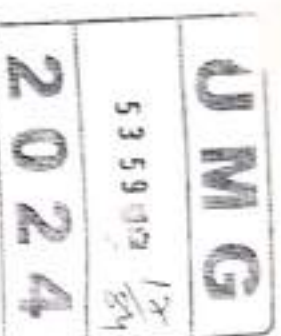
Thereafter Present vendor agreed to sell City
Survey No. NA133 admeasuring 2539.50 Sq. Mtrs. out
of 6247.00 Sq. Mtrs. to M/s. Unitec Fibres Pvt. Ltd.

**Title Related History of Old Survey No. 42/Paikce 1,
Re. Survey No. 134, City Survey No. NA134 :**

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Originally land bearing Survey No. 42 was running in the name of **Ratanbai Horiyar** as per **mutation entry no.97** said entry was not readable.

Thereafter family partition made. And on the basis of the said partition deed the land bearing survey No. 42 falls in the name of **RATANBAI HORIYAR**. Thus a **Mutation Entry No. 382** was recorded in the Village Form No. 06.

Thereafter family partition made on dated 23.02.1968. And on the basis of the said partition deed the land bearing survey No. 42/paikce, admeasuring Acre 2-22 Gunthas, falls in the name of **RATANBAI RATANSHA GONDA**. Thus a **Mutation Entry No. 738** on dated 12.08.1968 was made in the Village Form No. 06 and the said entry was Certified by the competent authority.

Thereafter RATANBAI RATANSHA GONDA died on dated 05.01.1976 and his legal heirs namely Daughter, (1) **Banu Ratansha** (2) **Nargesh Jamdeshji Dumashiya**, (3) **Bacha Temrush Patel**, and Son (4) **Minu Ratansha** (5) **Erach Ratansha** was recorded in the revenue record. Thus a **Mutation Entry No. 1491**, Dated 21.12.1984 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter (1) Banu Ratansha (2) Nargesh Jamdeshji Dumashiya, (3) Bacha Temrush Patel, and Son (4) Minu Ratansha (5) Erach Ratansha sold the land bearing Survey No. 42/paikce, admeasuring Acr 2 - 18 Guntha Po.Kh. Acre 0-2 Gunthas to **Zoharabannu Ayubbbhai Shaikh** by the executing a Registered Sale Deed by Mamlatdar Umbergaon order no. LND/VASHI1210/87 dated 26.08.1987. Thus a **Mutation Entry No. 1564** on dated 27.08.1987 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Mutation Entry No. 1654 is not applicable.

Thereafter Promulgation made in Village Ankias and due to the effect of Promulgation Survey No. 42/paikcel admeasuring 10192.00 Square Meters allotted Re Survey No. 134 admeasuring 10194.00 Square Meters. Thus a **Mutation Entry No. 2465** on dated 26.02.2018 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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It further transpires that the said Zoharabhanu Ayubhai Shaikh had executed Gift Deed in favour of (1) Shaheen Amjad Shaikh, (2) Minor Wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh Guardian Shaheen Amjad Shaikh in respect of above said land. Said Gift Deed was duly executed and registered in the Office of Sub-Registrar Umbergaon at Serial No. 2613/2022 on 21.05.2022. Thus a **Mutation Entry No. 2655** on dated 31.05.2022 was made in the Village Form No. 06 and the said entry was certified by the competent authority.



Thereafter Applicant Application Letter was rejected by Collector Valsad Court Order No. CB/RTS/Appel/Case No. 115/2022, and Collector Pardi Order No. RTS/A controversial case/Reg.No.104/2022 dated 30.07.2022 is ordered to be maintained. Thus a **Mutation Entry No. 2714** on dated 20.06.2023 was made in the Village Form No. 06 and the said entry was certified on dated 06.07.2023 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter (1) Shaheen Amjad Shaikh, (2) Minor Wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh sold the land bearing New Survey No. 134, old Survey No. 42/paikcel, admeasuring 10194.00 Square to 1) Hiteshbhai Sundarji Bhanushali, 2) Dipesh Ramji Bhanushali by the executing a Registered Sale Deed vide serial No. 2052/2024 dated 08.04.2024. Thus a Mutation Entry No. 2818 on dated 08.04.2024 was made in the Village Form No. 06 and the said entry was effected on dated 23.05.2024 by the competent authority.

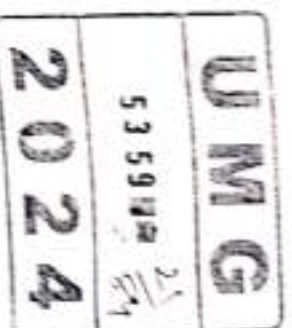


Thereafter as per Mutation entry No. 2873 dated 16.07.2024, certified the mutation entry no. 2818 dated 08.04.2024 vide order of deputy Collector and Prant Officer Pardi vide order no. R.T.S./Appeal/Reg.no.58/2024 dated 15.07.2024. The said mutation entry was made in the Village Form No. 06 and the said entry was certified on dated 01.08.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : AMKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter K.J.P. Durasth has been carried out by virtue of the Order of the D.L.R. Office Valsad vide their Order No. D.T.R. No.02/2023-24 No. K.J.P.S.R.02/2023-24 dated 08.08.2024, necessary record corrections has been carried out. Thus a **Mutation Entry No. 2880** on dated 08.08.2024 was made in the Village Form No. 06 and the said entry was certified on dated 28.08.2024 by the competent authority.



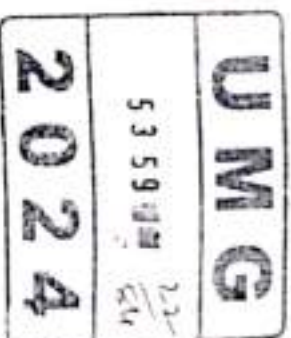
Thereafter **HITESHBHAI SUNDARJI BHANUSHALI AND DIPESHBHAI RAMJI BHANUSHALI** had obtained non-Agricultural Permission in respect of the immovable property bearing New Survey No. 134, old Survey No. 42/paikcel, measuring 10192.00 Square Meters, from collector Valsad vide his Order no. 1536/25/05/036/2024 dated 02.10.2024. Thus a **Mutation Entry No. 2892** on dated 02.10.2024 was made in the Village Form No.06.

Thereafter necessary property card was made by city survey office and has given City Survey No. NA134. The said change was recorded in the City Survey record. Thus a **Mutation Entry No. 2899** on dated 02.10.2024 was made in the Village Form No. 06.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Title Related History of Old Survey No. 38/1/Paiki 1,
Re. Survey No. 246, City Survey No. NA246 :

Originally land bearing Survey No. 38/1 was running in the name of **Ratanbai Horiyar** as per mutation entry no.97, said entry was not readable.

Thereafter family partition made. And on the basis of the said partition deed the land bearing survey No. 38/1 falls in the name of **RATANBAI HORIYAR**. Thus a **Mutation Entry No. 382** was recorded in the Village Form No. 06.

Thereafter family partition made on dated 23.02.1968. And on the basis of the said partition deed the land bearing survey No. 38/1, admeasuring Acre 2-22 Gunthas, falls in the name of **RATANBAI RATANSHA GONDA**. Thus a **Mutation Entry No. 738** on dated 12.08.1968 was made in the Village Form No. 06 and the said entry was Certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter RATANBAI RATANSHA GONDA died on dated 05.01.1976 and his legal heirs namely Daughter, (1) Bannu Ratansha (2) Nargesh Jamdeshji Dumashiya, (3) Bacha Temrush Patel, and Son (4) Minu Ratansha (5) Erach Ratansha was recorded in the revenue record. Thus a Mutation Entry No. 1491, Dated 21.12.1984 was made in the Village Form No. 06 and the said entry was certified by the competent authority.



Thereafter (1) Bannu Ratansha (2) Nargesh Jamdeshji Dumashiya, (3) Bacha Temrush Patel, and Son (4) Minu Ratansha (5) Erach Ratansha sold the land bearing Survey No. 38/1/paice, admeasuring Acre 2-22 Guntha Po.Kh. Acre 0-29 Gunthas to Zoharabannu Ayubhai Shaikh by the executing a Registered Sale Deed by Mamlatdar Umbergaon order no. LND/VASH11210/87 dated 26.08.1987. Thus a Mutation Entry No. 1564 on dated 27.08.1987 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Mutation Entry No. 1654 is not applicable.

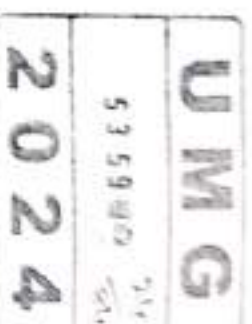
TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NAB2	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter Promulgation made in Village Ankla and due to the effect of Promulgation Survey No. 38/1/paike, admeasuring 10320.00 Square Meters Po.Kh. 2934.00 Square Meters allotted Re Survey No. 246 admeasuring 7898.00 Square Meters po.kh. 2934.00 Square Meters. Thus a **Mutation Entry No. 2465** on dated 26.02.2018 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

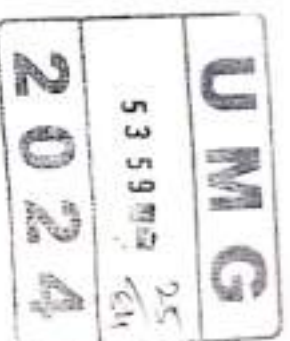


It further transpires that the said **Zoharabannu Ayubhai Shaikh** had executed Gift Deed in favour of **(1) Shaheen Amjad Shaikh, (2) Minor Wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh** Guardian **Shaheen Amjad Shaikh** in respect of above said land. Said Gift Deed was duly executed and registered in the Office of Sub-Registrar Umbargaon at Serial No. 2613/2022 on 21.05.2022. Thus a **Mutation Entry No. 2655** on dated 31.05.2022 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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It further transpires from **Mutation Entry No. 2665** dated 24.08.2022 that there was correction in land revenue record. The said correction was done vide Order No. IORA/31/2505/2022 dated 24.08.2022. Hence necessary correction was done. Thus a Mutation Entry was made in the Village Form No. 06 and the said entry was certified by the competent authority.



Thereafter (1) **Shaheen Amjad Shaikh**, (2) **Minor Wafara Amjad Shaikh**, (3) **Minor Siza Amjad Shaikh** sold the land bearing New Survey No. 246, old Survey No. 38/1/paikel, admeasuring 3120.00 Square Meters to **1) Hiteshbhai Sundarji Bhanushali**, 2) **Dipesh Ramji Bhanushali** by the executing a Registered Sale Deed vide serial No. 2051/2024 dated 08.04.2024. Thus a **Mutation Entry No. 2817** on dated 08.04.2024 was made in the Village Form No. 06 and the said entry was rejected on dated 23.05.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA62	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter as per **Mutation entry No. 2872** dated **16.07.2024** certified the mutation entry no. 2817 dated 08.04.2024 vide order of deputy Collector and Prant Officer Pardi vide order no. R.T.S./Appeal/Reg.no.57/2024 dated 16.07.2024. The said mutation entry was made in the Village Form No. 06 and the said entry was certified on dated 01.08.2024 by the competent authority.



Thereafter K.J.P. Durasti has been carried out by virtue of the Order of the D.L.R. Office Valsad vide their Order No. D.T.R. No.02/2023-24 No. K.J.P.S.R.02/2023-24 dated 08.08.2024, necessary record corrections has been carried out. Thus a **Mutation Entry No. 2880** on dated 08.08.2024 was made in the Village Form No. 06 and the said entry was certified on dated 28.08.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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That Now **HITESHBHAI SUNDARJI BHANUSHALI**
AND DIPESHBHAI RAMJI BHANUSHALI become the
absolute owner and possessor of land bearing New
Survey No. 246, old Survey No. 38/1/paikel, situated at
admeasuring 13254.00 Square Meters, located at
Village Ankias, Taluka Umbergaon, Dist. Valsad,
Gujarat State.



Thereafter **HITESHBHAI SUNDARJI**
BHANUSHALI AND DIPESHBHAI RAMJI BHANUSHALI
had obtained non-Agricultural Permission in respect of
the immovable property bearing New Survey No. 246,
old Survey No. 38/1/paikel, admeasuring 13254.00
Square Meters, from collector Valsad vide his Order no.
1543/25/05/036/2024 dated 03.10.2024. Thus a
Mutation Entry No. 2902 on dated 03.10.2024 was
made in the Village Form No. 06.

Thereafter necessary property card was made by
city survey office and has given City Survey No NA246.
The said change was recorded in the City Survey record.
Thus a **Mutation Entry No. 2905** on dated 03.10.2024
was made in the Village Form No. 06.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	Sold Area in Sq. Mtrs.
City Survey No.	7350.00
NA82	5558.00
NA133	10192.00
NA134	1343.00
NA246	501.00
NA248	

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Title Related History of Old Survey No. 41, Re. Survey No. 248, City Survey No. NA248 :

Originally land bearing Survey No. 41 was running in the name of **Navrojji, Kasamji, Jahangirji, Shahpurji Vakadia** since 1943.

Thereafter **Navrojji, Kasamji, Jahangirji, Shahpurji Vakadia** sold the ½ rathon from said land bearing New Survey No. 41, to **Kunwarji Shahpurji** by the executing a Sale Deed dated 19.04.1943. Thus a **Mutation Entry No. 129** was made in the Village Form No. 06 and the said entry was certified by the competent authority.

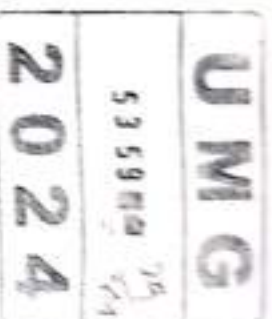
Thereafter **Kavasji Shahpurji** sold the land bearing New Survey No. 41, to **Kunwarji Shahpurji** by the executing a Sale Deed. Thus a **Mutation Entry No. 133** on dated 01.11.1947 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter **Vashu Govan Dhodi** has entered in the revenue record as per Sarkshit Ganot Rights. Thus a **Mutation Entry No. 155** on dated 12.03.1949 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter **Kavasji Shahpurji Vakadia** sold the land bearing Survey No. 41paikce, admeasuring acre 0-32 Gunthas Po.Kh. 0-02 Guntha to **Pirogsha B. Nagwaswala** by the executing a Sale Deed. Thus a **Mutation Entry No. 1122** on dated 20.06.1975 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter **Chamar Raniya Dhodi** is not a Ganotiya therefore said name was deleted from land revenue record, as per tenancy Order No. Ganotcase/85A/8/76 dated 02.04.1979. Thus a **Mutation Entry No. 1402** on dated 18.09.1980 was made in the Village Form No. 06 and the said entry was certified on dated 18.04.1981 by the competent authority.

Thereafter **Pirogsha B. Nagwaswala** sold the land bearing Survey No. 41paikce, admeasuring acre 0-32 Gunthas Po.Kh. 0-02 Guntha to **Anilkumar Mangilal Shah** by the executing a Sale Deed dated 27.04.1993. Thus a **Mutation Entry No. 1712** on dated 26.05.1993 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA62	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter Anilkumar Mangilal Shah sold the land bearing Survey No. 41paicee, admeasuring acre 0.32 Gunthas Po.Kh. acre 0.02 Guntha total acre 0.35 Guntha to **Ayubhai Ilyasmohammed Shaikh** by the executing a Sale Deed dated 17.09.1993. Thus a **Mutation Entry No. 1842** on dated 01.05.1998 was made in the Village Form No. 06 and the said entry was certified on dated 30.07.1998 by the competent authority.

Thereafter Promulgation made in Village Ankias and due to the effect of Promulgation Survey No. 41/paicee, admeasuring admeasuring acre 0.32 Gunthas Po.Kh. acre 0.02 Guntha total acre 0.35 Guntha allotted Re Survey No. 248 admeasuring acre 0.35-66 Square Meters. Thus a **Mutation Entry No. 2465** on dated 26.02.2018 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

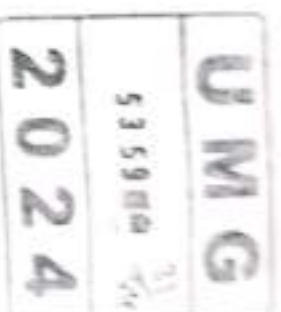
Thereafter **Ayubhai Ilyasmohamad Shaikh** died and his legal heirs namely (1) **Zohara Ayub Shaikh**, (2) **Amjad Ayub Shaikh** (3) **Sumaiyabano Ayub Shaikh**, (4) **Farzanakhan Ayub Shaikh** was recorded in the revenue record. Thus a **Mutation Entry No. 2504**, Dated 27.09.2019 was made in the Village Form No. 06 and the said entry was certified on dated 15.11.2019 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKIAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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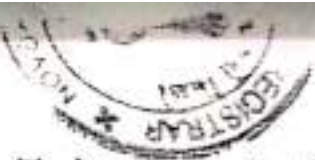


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Thereafter **Amjad Ayub Shaikh** died on 11.09.2021 and his legal heirs namely (1) **Shahen Amjad Shaikh**, (2) **Minor Wafara Amjad Shaikh**, (3) **Minor Siza Amjad Shaikh** Guardian **Shahen Amjad Shaikh** was recorded in the revenue record. Thus a **Mutation Entry No. 2611**, Dated 06.10.2021 was made in the Village Form No. 06 and the said entry was certified on dated 15.11.2019 by the competent authority.



Thereafter **Zohara Ayub Shaikh**, had released their rights from the said land in favour of (1) **Shahen Amjad Shaikh**, (2) **Minor Wafara Amjad Shaikh**, (3) **Minor Siza Amjad Shaikh** Guardian **Shahen Amjad Shaikh** by executing Registered Release deed vide Serial No. 2615/2022 dated 21.05.2022. The said fact was recorded in the revenue record.

Thus a **Mutation Entry No. 2656**, Dated 31.05.2022 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter (1) Mumtazbano Ayub Shaikh W/o. Mohmmad Imran Khan, (2) Farzanakhan Ayub Shaikh W/o. Rlyuz Khan sold the land bearing New Survey No. 248, old Survey No. 41Paikce, admeasuring 1783.00 Square Meters out of admeasuring 3566.00 Square Meters to 1) Hiteshbhai Sundarji Bhanushali, 2) Dipesh Ramji Bhanushali by the executing a Registered Sale Deed vide serial No. 1385/2024 dated 12.03.2024. Thus a Mutation Entry No. 2806 on dated 15.03.2024 was made in the Village Form No. 06 and the said entry was certified by the competent authority.

Thereafter (1) Shaheen Amjad Shaikh, (2) Minor Wafara Amjad Shaikh, (3) Minor Siza Amjad Shaikh sold the land bearing New Survey No. 248, old Survey No. 41Paikce, admeasuring 1783.00 Square Meters out of admeasuring 3566.00 Square Meters to 1) Hiteshbhai Sundarji Bhanushali, 2) Dipesh Ramji Bhanushali by the executing a Registered Sale Deed vide serial No. 2053/2024 dated 08.04.2024. Thus a Mutation Entry No. 2819 on dated 08.04.2024 was made in the Village Form No. 06 and the said entry was rejected on dated 23.05.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Thereafter as per **Mutation entry No. 2874 dated 16.07.2024** certified the mutation entry no. 2819 dated 08.04.2024 vide order of deputy Collector and Prant Officer Pardi vide order no. R.T.S./Appeal/Reg.no.59 /2024 dated 15.07.2024. the said mutation entry was made in the Village Form No. 06 and the said entry was certified on dated 03.08.2024 by the competent authority.

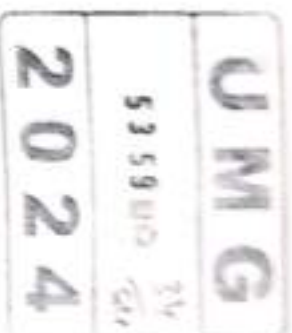
Thereafter K.J.P. Durasti has been carried out by virtue of the Order of the D.L.R. Office Valsad vide their Order No. D.T.R. No.02/2023-24 No. K.J.P.S.R.02/2023-24 dated 08.08.2024, necessary record corrections has been carried out. Thus a **Mutation Entry No. 2880** on dated 08.08.2024 was made in the Village Form No. 06 and the said entry was certified on dated 28.08.2024 by the competent authority.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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That Now **HITESHBHAI SUNDARJI BHANUSHALI**
AND DIPESHBHAI RAMJI BHANUSHALI become the
absolute owner and possessor of land bearing New
Survey No. 248, old Survey No. 41Paikce, admeasuring
3566.00 Square Meters, situated at Village Anklas,
Taluka Umbergaon, Dist. Valsad, Gujarat State.

Thereafter **HITESHBHAI SUNDARJI**
BHANUSHALI AND DIPESHBHAI RAMJI BHANUSHALI

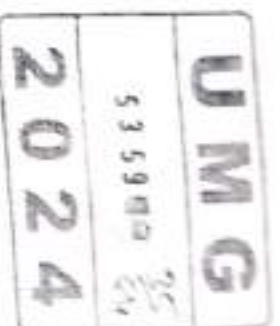
had obtained non-Agricultural Permission in respect of
the immovable property bearing New Survey No. 248,
old Survey No. 41Paikce, admeasuring 3564.00 Square
Meters, from collector Valsad vide his Order no.
1540/25/05/ 036/2024 dated 02.10.2024. Thus a
Mutation Entry No. 2896 on dated 02.10.2024 was
made in the Village Form No. 06.

Thereafter necessary property card was made by
city survey office and has given City Survey No NA248.
The said change was recorded in the City Survey record.
Thus a **Mutation Entry No. 2897** on dated 02.10.2024
was made in the Village Form No. 06.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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AND WHEREAS The Seller has lawful rights, title, interest and benefits in respect of above stated property and has lawful authority to execute this deed.

AND WHEREAS the purchaser has agreed to purchase from the seller a piece and parcel of Multipurpose N.A. Land bearing.....

Old Survey No.	Re-Survey No.	City Survey No.	Area in Sq. Mtrs.	Sold Area in Sq. Mtrs.	Type of Rights
43/1/Palki 1	82	NA82	8600.00	7350.00	'C'
42/Palki 2	133	NA133	6245.00	5558.00	'C'
42/Palki 1	134	NA134	10192.00	10192.00	'C'
38/1/Palki 1	246	NA246	13254.00	1343.00	'C'
41	248	NA248	3564.00	501.00	'C'
Total area in Sq. Mtrs.			41855.00	24944.00	

Situated within the village limits of Anklas, Taluka : Umbergaon, District : Valsad, State : Gujarat, India (hereinafter called as **"THE SAID PROPERTY"** more particularly described in the schedule hereunder written)

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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AND WHEREAS the seller has declared to the purchaser that the seller has authority to sell the above said property and no one except the seller has any right, title, interest or claim of any nature whatsoever in the said property and the title of the said property is clear and marketable and free from any encumbrance whatsoever.

AND WHEREAS the seller has agreed to convey and transfer to the purchaser the said property for a total lump-sum consideration of Rs. 11,30,37,328/- (RUPEES ELEVEN CRORE THIRTY LAC THIRTY SEVEN THOUSAND THREE HUNDRED TWENTY EIGHT ONLY).

AND WHEREAS the purchaser has called upon the seller to execute this conveyance against receipt of the above said amount of Rs. 11,30,37,328/- (RUPEES ELEVEN CRORE THIRTY LAC THIRTY SEVEN THOUSAND THREE HUNDRED TWENTY EIGHT ONLY) being the full and final purchase price which the seller have agreed upon to do.

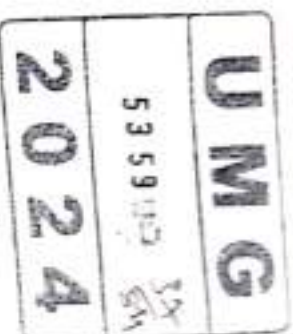
TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding and consideration of the above amount of Rs. 11,30,37,328/- (RUPEES ELEVEN CRORE THIRTY LAC THIRTY SEVEN THOUSAND THREE HUNDRED TWENTY EIGHT ONLY), which has been paid by the purchaser to the seller on or before the execution of the these present by following mode of payment.

::MODE OF PAYMENT::

Sl. No.	BANK'S NAME	Cheque /RTGS/ UTR No.	DATE	AMOUNT
1.	Kotak Mahindra Bank	RTGS	06.03.2024	1,00,00,000/-
2.	Kotak Mahindra Bank	RTGS	06.03.2024	1,00,00,000/-
3.	Kotak Mahindra Bank	RTGS	07.04.2024	50,00,000/-
4.	Kotak Mahindra Bank	RTGS	07.04.2024	50,00,000/-
5.	Kotak Mahindra Bank	000979	18.10.2024	2,59,53,477/-
6.	Kotak Mahindra Bank	000980	18.10.2024	2,59,53,477/-
7.	TDS	--	18.10.2024	5,65,187/-
8.	TDS	--	18.10.2024	5,65,187/-
9.	Kotak Mahindra Bank	000981	20.11.2024	1,00,00,000/-
10.	Kotak Mahindra Bank	000982	20.11.2024	1,00,00,000/-
11.	Kotak Mahindra Bank	000983	31.12.2024	50,00,000/-
12.	Kotak Mahindra Bank	000984	31.12.2024	50,00,000/-
Total Rs.				11,30,37,328/-



TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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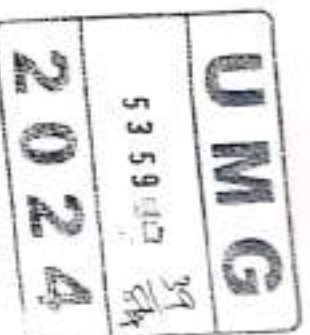
The payment and the receipt whereof the seller doth hereby admit and acknowledge and of and from the same and every part of thereof doth forever acquit release and discharge to purchaser to the purchaser that the seller do hereby grant, convey, assign, release, transfer and assure unto the purchaser forever, absolutely all right, title and interest claim possession and demands of the seller in the said piece and parcel forever, absolute all right, title and interest claim possession and demands of the seller in the said piece and parcel of the property more particularly described in the schedule hereunder written together with all the advantages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining thereto with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and all the estate, right, title, interest, use inheritance, property, possession, benefits, claim and deemed whatsoever at law in equity or the seller into or upon the said property hereby granted, released conveyed and-

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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assured or intended or expressed so to be up to and to the use of the purchaser forever absolutely subject to the payment of all rates, taxes, assessments dues and duties now chargeable upon the same of hereafter to become payable to the Government of India or any other public body or Panchayat and other authorities in respect thereof and the seller do hereby convenient with the purchaser that notwithstanding any act, deed matter or thing whatsoever by the seller or by any other person or persons lawfully or equitably claiming by, from through under or in trust for them made, done, committed, omitted or knowingly sugared to the contrary the seller now has in themselves good rights, full power and absolute authority to grant, release, convey assign, transfer and assure the said property up to and to the use of the purchaser in the manner aforesaid and that it shall be lawful for the purchaser from time to time and at all time hereafter peaceably and quietly to hold, occupy, possess and -

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area In Sq. Mtrs.
NA62	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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enjoy the property hereby granted, conveyed, assigned, released, transferred and assured or expressed to be for their own use without any suits lawful eviction, interruption, claim and deemed whatsoever from under or in trust for them and that free and freely and clearly and sufficiently saved, defended, kept harmless and indemnified of or and against all former and other estate, title, charges and encumbrances, whatsoever, either already or to be hereafter made, executed, occasioned or suffered by the seller or by any other person or persons lawfully, or equitably claiming, by from under or in trust for them and further that the seller and all other persons lawfully or equitably claiming any estate right, title, interest, claim and demand at law or in equity in the premises hereby granted or any part thereof by from under or in trust for the seller shall or will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such further execute or cause to be done and executed all such further and -

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA62	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid shall or may be reasonably required by the purchaser or their counsels at law.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The seller hereby declare that they are the sole and absolute owner of the said property and that before execution of this deed, the seller has made full, free and complete disclosure and do hereby covenant with the Purchaser that the said property and all the rights incidental thereto hereby sold and transferred is free from all encumbrances and that it has not any time before, created any mortgage or charge on the said property in any other person's favour and that they have not dealt with the same in any manner whatsoever which may prejudice the interest of the purchaser in respect of the said property.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA62	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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The seller further declared that there is no trespasser on the said property, seller is sole owner and occupier of the said property, if any dispute arise in future regarding the said property by legal heir of seller, the seller has to solve the same by its own cost.

The seller also hereby covenants with the Purchaser that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, occupy and enjoy the said property hereby conveyed, transferred and assured with the appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the seller or by any person or persons lawfully or equitably claiming from under or in trust for the seller.

The seller hereby declares and confirms that the said N.A. order is still valid, subsisting and effectual in law and the same has not been terminated, cancelled or determined or become void or voidable and that the covenants, conditions contained and reserved in the said deed of sale have been duly observed and performed up to date by the seller and the Purchaser shall be entitled to resume construction on the said property hereafter for their own purpose and -

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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the Purchaser shall observe and perform the terms, covenants and conditions contained in the said deed in their capacity as the present owner and shall indemnify and keep indemnified the seller from and against the observance and performance of the covenants and conditions of the said agreements and all costs, charges and expenses, actions, claims and demands whatsoever for or on account of the same or any part thereof or in any wise relating thereto.

The seller hereby declares and confirms that they have paid all the rents, rates and taxes, including Non Agricultural assessment, ground rent and Panchayat/Nagar palika/G.I.D.C. or Government taxes up to date in respect of the said property to the concerned local authorities and there is no any dues payable by them to any such authorities.

The seller hereby confirms having handed over all titles relating to the said property on the date of execution of these presents which are in their possession in respect of the said property and the purchaser herein hereby confirm having received the same.

The seller further covenants with the Purchaser that the seller shall from time to time and at all times whenever called upon by the Purchaser or their advocate or attorney to do and -

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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execute or caused to be done or executed all such acts, deeds and things whatever for more perfectly securing the interest of the Purchaser of the said property hereby sold unto and to the use of the Purchaser as shall or may be reasonably required.

It is hereby agreed and confirmed by the seller and the Purchaser that the stamp duty and registration charges and all other out of pocket expenses of land incidental to these presents shall be borne and paid by the Purchaser only and the Purchaser shall do all acts, deed, and things necessary for effecting the transfer of the said property in the name of the Purchaser in the revenue records and the records of other public bodies at their costs and expenses.

That the seller shall be liable and responsible for their liability in respect of any taxes, customs & excise, sales tax/GST, Claim, and income tax and/or other etc. for the said property till the date of possession.

A vacant and peaceful possession of above said property has been delivered to the purchaser by the seller on execution of this deed and henceforth the purchaser is in lawful occupation and possession of above said property as per law.

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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The seller has surrendered their all tangible and intangible rights, title, interest and benefits in respect of above said property in favour of the purchaser and the purchaser is lawful owner, occupier and possessor of above said property.

::SCHEDULE OF ABOVE SAID PROPERTY::

ALL THAT a piece and parcel of Multi Purpose N.A. Land bearing

Old Survey No.	Re-Survey No.	City Survey No.	Area in Sq. Mtrs.	Sold Area in Sq. Mtrs.	Type of Rights
43/1/Paiki 1	82	NA82	8600.00	7350.00	'C'
42/Paiki 2	133	NA133	6245.00	5558.00	'C'
42/Paiki 1	134	NA134	10192.00	10192.00	'C'
38/1/Paiki 1	246	NA246	13254.00	1343.00	'C'
41	248	NA248	3564.00	501.00	'C'
Total area in Sq. Mtrs.			41855.00	24944.00	

Situated within the Village limits of Anklas, Taluka : Umbergaon, District : Valsad, State : Gujarat, India (That Lay-out Plan of the said property [SOLD PROPERTY] is herein with attached as "Annexure-A") with all other rights, interest, titles and benefits thereto,

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	Sold Area in Sq. Mtrs.
City Survey No.	
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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The City Survey No. NA82 is bounded as follows:

EAST - New Survey No. 134 and 248
NORTH - New Survey No. 67 and 76
WEST - New Survey No. 67
SOUTH - New Survey No. 67

The City Survey No. NA133 is bounded as follows:

EAST - New Survey No. 134
NORTH - New Survey No. 246 and 133 Paiki Land
WEST - New Survey No. 82
SOUTH - New Survey No. 136 and 132

The City Survey No. NA134 is bounded as follows:

EAST - New Survey No. 242
NORTH - New Survey No. 282
WEST - New Survey No. 133
SOUTH - New Survey No. 141

The City Survey No. NA246 is bounded as follows:

EAST - New Survey No. 282
NORTH - Village Road
WEST - Survey No. 246 Paiki Land
SOUTH - Survey No. 134

The City Survey No. NA248 is bounded as follows:

EAST - New Survey No. 134
NORTH - Remaining Land of Survey No. 248
WEST - New Survey No. 67
SOUTH - New Survey No. 134 and 67

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first herein above written.

SIGNED & DELIVERED BY THE WITHIN NAMED "SELLER"

.....
(1) HITESH SUNDARJI BHANUSHALI,

D.R.B

.....
(2) DIPESH RAMJI BHANUSHALI

WITNESS BY:

.....
Dipesh

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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SCHEDULE

SIGNED & DELIVERED BY THE WITHIN NAMED
"SELLER"

(Signature)

.....
(1) HITESH SUNDARJI BHANUSHALI,



D. R. B

.....
(2) DIPESH RAMJI BHANUSHALI

SIGNED & DELIVERED BY
THE WITHIN NAMED "PURCHASER"
M/s. UNITEC FIBRES LTD.,
through its Authorized Signatory,



(Signature)
VIJAY BEHL

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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PHOTOGRAPH OF PROPERTY

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--: ADDRESS OF THE PROPERTY :-

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

VENDOR

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PURCHASER

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2024

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PHOTOGRAPH OF PROPERTY



-:: ADDRESS OF THE PROPERTY ::-

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtr.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

VENDOR

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PURCHASER

[Signature]

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PHOTOGRAPH OF PROPERTY



--: ADDRESS OF THE PROPERTY :-

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

VENDOR

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PHOTOGRAPH OF PROPERTY



---: ADDRESS OF THE PROPERTY ---:

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA62	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

VENDOR

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[Signature]

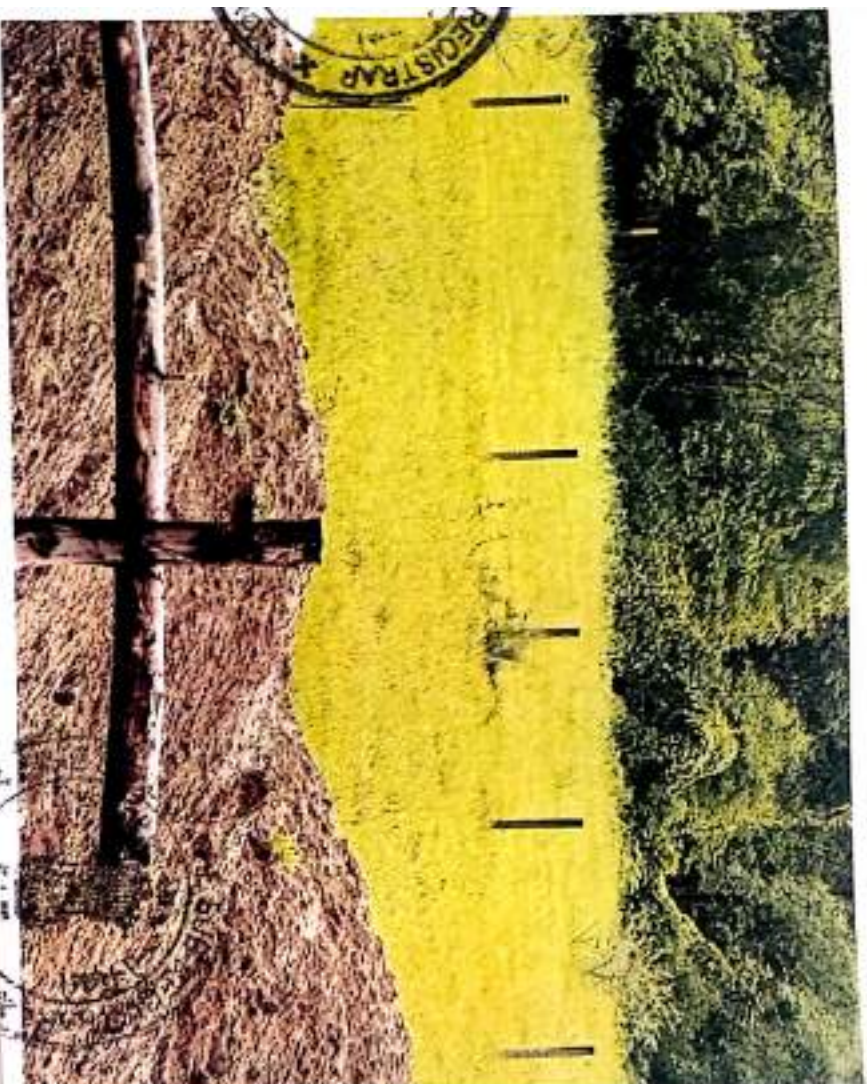
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2024

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PHOTOGRAPH OF PROPERTY



--: ADDRESS OF THE PROPERTY --:

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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2024

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PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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[Signature]



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PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

VENDOR

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PHOTOGRAPH OF PROPERTY



-:: ADDRESS OF THE PROPERTY ::-

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : AMKLAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7380.00
NA133	5558.00
NA134	10192.00
NA246	1363.00
NA248	501.00

VENDOR

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PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED	CONSIDERATION : Rs. 11,30,37,328/-
VILLAGE : ANKILAS, TAL. UMBERGAON, DISTRICT : VALSAD	
City Survey No.	Sold Area in Sq. Mtrs.
NA82	7350.00
NA133	5558.00
NA134	10192.00
NA246	1343.00
NA248	501.00

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Conveyance/State Conveyance /State	
113037328.00	
0.00	

0.00

Re: Survey No 246, City Survey No. NA246 add. 1243.00 Sq.mtr Out of Total Land
13254.00

G117	Village Road
------	--------------

Alma Survey No. 282

File	Survey No. 1234
------	-----------------

Survey No. 246 Patti Land

Re: Surrey No 245, City Survey No. M245 adm. 501.00 Sq. mtr. Out of Total Land	3564.00
--	---------

642	Reimbursing Land of Survey No. 245
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yd	New Survey No. 134
----	--------------------

Figure	New Survey No. 134 and 67
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New Survey No. 67

Re. Survey No. 133, City Survey No. NA133 addn. 5556.00 Sqmtr Out of Total Land 6245.00	
---	--

Grd: New Survey No. 245 and 130 f. from center

New Survey No. 134

Now Survey No. 136 and 132	১৩৬ ও ১৩২ নং সার্ভে
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u/f/h	New Survey No. 62
-------	-------------------

Re. Survey No. 82, City Survey No. NA82 adm. 7350.00 Sq mtr Out of Total Land 8600.00	
Survey No. 87 and 76	

GM? New Survey no. 01 000 000

yd New Survey No. 134 and 245

एनएच	New Survey No. 67
------	-------------------

4024	New Survey No. 67
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Re. Survey No. 134, City Survey No. NA134 adm. 10192.00 Sq. m²

6412	Now Survey No. 282
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New Survey No. 242

New Survey No. 141

New Survey No. 133

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દેશીય નંબર 5359 નંદીય 18/10/2024

પરિશિષ્ટ

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૨ ની હેઠા કલમ-૩ પ્રમાણ મેકેસર

VS

દાખા આપનાર, સંપત્તિ આપનાર કે તેઓના કુલપ્રમાણ્યારને પ્રશ્નવાના પત્રો

ક્ર. નં.	જવાબ(ક્રમાંક)
1	તેમના દેશીય નુમ્બર <u>5359</u> , મહેનગી ગામની <u>કચ્છાપાયા 1, R2, M42</u> , તાલુકો નંપુર / વડોદરા નંપુર / દી.પ.નંપુર / રોડ-૫૧ નંબર વિડીંગ ની બંગાળી/વિનાયકીની પ્રિયકાન્તો પ્રિયકાન્તો કંચનગી બાણીચાણી ભલ કમી બાવેલ છે ?
2	તેમના દેશીય નુમ્બર <u>7359</u> મી.મી. બંગાળી/વિનાયકીની પ્રિયકાન્તો મારે ભલ કમી બાવેલ છે ?
3	તેમના દેશીય નુમ્બરની વિગતો અવજની રકમ મહેન છે ?
4	અવેલે અગાઉ કોઇ અન્યને આ પ્રિયકાન્તો કોઈ પણ પ્રકારનો કમી, વેચાણ, ખરીદી કમી બાવેલ છે કે કમી ?
5	મદર પ્રિયકાન્ત ઉપર કોઈ કોઈ બીજા કોઈ, બને તેની બીજા કોઈના આગમ છે ?
6	તેમના દેશીય વિગતો આગી, વચાલી, સમજા, વિચારીને તમે બોલે જાને જ મહી/અગ્રહની છાપ કમી છે ને નહીં કમી ?
7	પ્રવાર બોડ એટલી આપનાર દેશીયેજની નંદીયે કમી છે ?
8	પ્રવાર બોડ એટલી આપનાર પ્રવાર બોડ એટલી આપનાર વ્યક્તિઓ મહી/અગ્રહનું વિગત કમી છે ?
	પ્રવાર બોડ એટલીને ભલ દેશીયેજની નંદીયે અમલ છે ?
	અગ્રહણ આપવા માટે તમને અગ્રહણ ભલ તેવી વ્યક્તિઓ મહી દાખા છે ?
	અગ્રહણ આપનારને પ્રશ્નવાના પત્રો
	દેશીયેજ દાખા આપનાર વ્યક્તિઓ કે જ્યોતે કમી આપી તેઓને તમે જાને અગ્રહણ છે ?
	દેશીયેજના ભલેલ નામ અને કમી આપનાર વ્યક્તિઓ એક જ છે ?
	કોઈ વ્યક્તિઓ બોડ નામ પ્રવાર કમીને કમી આપી નહીં જાને તમે બાવેલ આપે છે ?

દાખા આપનાર/સંપત્તિ આપનાર/પ્ર.પ.ની મહી

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4	

1.	અગ્રહણ આપનારની મહી
2.	

S.R.O.-UMBERGAON
સાલ ૨૭/૧૨/૨૨

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As on 17/10/2024 13:01 PM

સરકારી નંબર 20241263419

ગુજરાત, ગુજરાત

સરકારી સરકારી ગણ

સરકારી નંબર : 20241263419

સરકારી નંબર

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સરકારી નંબર : 20241263419

સરકારી સરકારી ગણ

સરકારી સરકારી ગણ

સરકારી નંબર : 20241263419

સરકારી સરકારી ગણ

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સરકારી નંબર : 20241263419

સરકારી સરકારી ગણ

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સરકારી નંબર : 20241263419

સરકારી સરકારી ગણ

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સરકારી નંબર : 20241263419

સરકારી સરકારી ગણ

સરકારી નંબર : 20241263419

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AND DIRECTOR OF LAND RECORDS 1
GOVERNMENT OF GUJARAT
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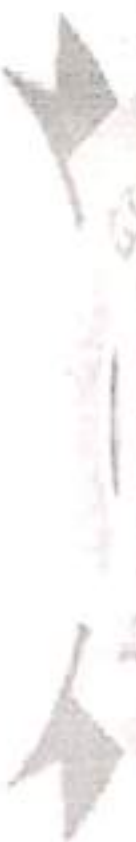
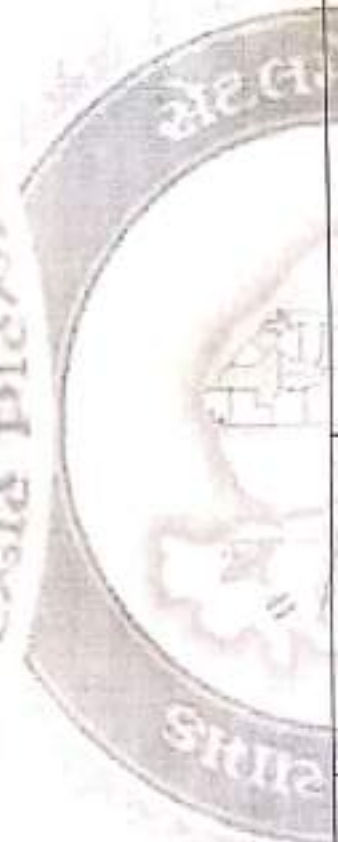
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विशेषाचार्य सुन्दरक आचार्याजी
विशेषाचार्य सुन्दरक आचार्याजी

આચાર્યશ્રી ટી. મણિભાઈ બાલે ના રૂબી

1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 2714-2715, 2716-2717, 2718-2719, 2720-2721, 2722-2723, 27

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Annexure A

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ભારત સરકાર

Unique Identification Authority of India
Government of India

Enrollment No.: 1187/52020/00249

To
Sh. Jagdish
Hoshi Bhanushali
S/O: Sundar Bhanushali
Bani Prais, plot no 227/2/P5
Saragam
Gujarat - 396155
982543526



આધાર નંબર / Your Aadhaar No. :

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મારી આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



શ્રીમતી
Hoshi Bhanushali
Age 07/07/1985
Gender MALE



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મારી આધાર, મારી ઓળખ



AADHAAR

જાણકારી

- આધાર સંચાલનનું કાર્ય છે, નાગરિકતાનું નથી.
- સંચાલનનું કાર્ય સરકારી સંસ્થાઓ દ્વારા કરવામાં આવેલું છે.
- આ ડિજિટલ આધાર માત્ર સરકારી કાર્યો માટે છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- આધાર કાયદાના અન્વયે છે.
- આધાર સંચાલનનું કાર્ય સરકારી સંસ્થાઓ દ્વારા કરવામાં આવેલું છે.
- આધાર કાયદાના અન્વયે છે.
- આધાર સંચાલનનું કાર્ય સરકારી સંસ્થાઓ દ્વારા કરવામાં આવેલું છે.



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Government of India

Address:
S/O: Sundar Bhanushali, Bani Prais, plot no 227/2/P5, Saragam, Gujarat - 396155

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આધાર વિશિષ્ટ ઓળખણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

Enrollment No.: 0000/00389/47254

To, Government of India
Director, Bhuvanesh
SC Floor, Bhuvanesh
Bhubaneswar, Odisha - 751005
India
Enrollment No. - 386155
Vid: 8195 0014 5969 0117
859145944

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QR Code with Photograph

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VID : 8195 0014 5969 0117

મારી આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

દિગ્ગજ ભૂવણ
Director Bhuvanesh
SC Floor, Bhuvanesh
Bhubaneswar, Odisha - 751005
India



1300



VID : 8195 0014 5969 0117

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જાણકારી

- આધાર ઓળખણનું પ્રમાણ છે, નાગરિકતાનું નથી.
- ઓળખણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા માત્ર સ્વીકૃત છે.
- આ ઈલેક્ટ્રોનિક્સ દ્વારા જનરેટ થતો છે.

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- આધાર નિર્ધારિત સરકારી અને પ્રાઇવેટ સેક્ટરમાં માત્ર ઓનલાઇન ઓથેન્ટિકેશન દ્વારા માત્ર સ્વીકૃત છે.
- Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

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Unique Identification Authority of India

જાણકારી :
SC Floor Bhuvanesh, SC Floor, Bhuvanesh
Bhubaneswar, Odisha - 751005
India

Address:
SC Floor Bhuvanesh, SC Floor, Bhuvanesh
Bhubaneswar, Odisha - 751005
India



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VID : 8195 0014 5969 0117

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UNITEC
UNITEC FIBRES PVT. LTD.

extracts of the minutes of the meeting of the Board of Directors of UNITEC FIBRES PVT LTD, FLAT NO 3, BLD NO 8, OSHIWARA, MHADA COMPLEX, Andheri, Mumbai, Mumbai-400053, Maharashtra ON 14TH FEB 2024

Resolved that authorized Mr Vijay Behl to execute all documents regarding land purchase from **HITESH SUNDARJI BHANUSHALI and DIPESH RAMJI BHANUSHALI**

Certify True Copy ,

Unitec Fibres Pvt Ltd.,
For **UNITEC FIBRES PVT. LTD.**

Director
Date 14.02.2024

Work 1: Pan No. 003, B/Hg. No. 8,
Shree Vande Complex,
B-40, 1st Floor, 400 053, INDIA
Tel: +91-22-2554 8473
Email: info@unitecfibres.com

Work 2: E 56/57,
MIDC Tarapur, Bolisar,
Thane - 401 505, INDIA.
CIN : 657120mh2005pvt-151224
GST TIN No.: 27AAACU7339H126

Work 3: N 29,
MIDC Tarapur, Bolisar,
Thane - 401 505, INDIA.



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2024



भारत सरकार
Government of India

विजय प्रमजदारी बेन
Vijay Omjodshi Ben

जन्म तिथि / DOB : 04/11/1959
पुरु / Male



4017

मेरा आधार, मेरी पहचान



आधार
भारतीय विश्वविद्यालय पहचान प्राधिकरण
Unique Identification Authority of India

पता : आरमदा, अमरकमदीया, इंदौर,
506 501 प.मं.पं. विपटन सीवरी,
सोवडागाडी को-ऑपरेटिव ट्रेडर्स ब्रॉस
सोन, अंधरी ईस्ट, मुंबई, भारत
नगर, मुंबई, महाराष्ट्र, 400053

Address: S/O Omjodshi Ben, 506 Sh
Floor Brighton Towers, Lohchandwadi
Complex 2nd Cross Lane, Andheri West
Mumbai, 400053

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भारत गणराज्य
संघीय लोकतान्त्रिक गणतन्त्र



Issue Date: 18/01/2024



श्री राजू रामराज
Dipak Ganswa
संघीय फील्ड/डोल: 01/01/1986
गैर/ MALE
Mobile No: 7014805678

5589
VED : 8168 6126 8724 3718

MEERA MADHAR, MERI PEHCHAN



भारत गणराज्य
संघीय लोकतान्त्रिक गणतन्त्र



वेद
S/O: गैर, रामराज, 478 x 08, 4th Floor, 4th, 4th,
संघीय,
संघीय - 327001
Address:
S/O: Shrawan Ganswa, Ward No. 08, Village
Madhal Nal, Nal, Baranagar,
Kajalpur - 327001



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GOVERNMENT OF INDIA

मनोज कुमार कर्तिभाई रोहित

Manojkumar Kartibhai Rohit

जन्म तारीख/ DOB: 24/12/1983

पुरुष / MALE



2457



भारो आधार, भारी ओળખ



आधार

સરનામું :

Address :

કુલિસ નો 17 કૈલાશધામ રો
હઉસ, ખોડિયર નગર, વાપી,
પારડી, વલસાડ,
ગુજરાત - 396191

house no 17 kailashdham
row house, khodiyar nagar,
vapi, Pardi, Valsad,
Gujarat - 396191



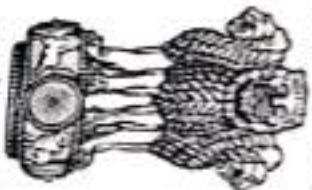
1800 300 1947

helpline@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847
Bengaluru-560 081

INDIA NON JUDICIAL
Government of Gujarat

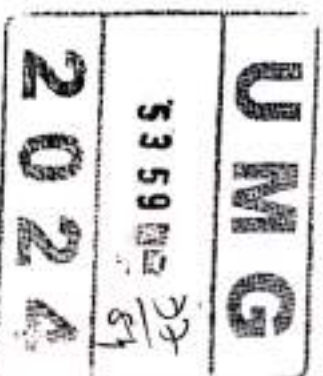


सत्यमेव जयते

Rs.
50

Certificate of Stamp Duty

Certificate No.	: IN-GJ63510358757911W	Book No.: 09
Certificate Issued Date	: 17-Oct-2024 04:01 PM	Pages No.: 189
Account Reference	: IMPACC (AC)/ g113367511/ VALSAD	Serial No.: 10785
Unique Doc. Reference	: SUBIN-GJGJ1336751182276808119154W	Date: 19-10-24
Purchased by	: HITESH SUNDARJI BHANUSHALI AND OTHERS	
Description of Document	: Article 4 Affidavit	
Consideration Price (Rs.)	: 0 (Zero)	
First Party	: HITESH SUNDARJI BHANUSHALI AND OTHERS	
Second Party	: Not Applicable	
Stamp Duty Paid By	: HITESH SUNDARJI BHANUSHALI AND OTHERS	
Stamp Duty Amount(Rs.)	: 50 (Fifty only)	



0013924320

Statutory Alert:

- The authenticity of the Stamp certificate should be verified at "www.echidnastamp.com" or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and its verifiable on the website / Mobile App readers is invited.
- The cost of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

આથી, હાલો નીચે સારી કરનાર (૧) દિનેશ ચંદ્રકાંત ભાનુશાલી, ઉ.આ.વ. ૩૮, મેંપો. ખેતી તથા વપાર, રેલ. લક્ષ્મી નિવાસ, પ્લોટ નં. ૨૨૭૨/પીડીપ, સરદાર નગર, સરીંગામ, તા. ઉમરગામ, જી. વલસાડ, સ્ટેટ યુજરેસ નાં અમારા પર્મ પ્રમાણે પ્રતિષ્ઠાપૂર્વક આ સોચાંદનામું કરીએ છીએ કે.....

વલસાડ ડીસ્ટ્રીક્ટના ૨જી. સબ ડીસ્ટ્રીક્ટ ઉપરગામ તાલુકાના મોંજ "અંકલાસ" ગામે આવેલ આવેલ હિન્નખેતીના.....

સિટી. સર્વે નંબર	ભૈત્રકલ ચો.મી.માં	સત્તા પ્રકાર
NA૮૨	૮૬૦૦.૦૦	"ચી"
NA૧૩૩	૬૨૪૫.૦૦	"ચી"
NA૧૩૪	૧૦૧૯૨.૦૦	"ચી"
NA૨૪૬	૧૩૨૫૪.૦૦	"ચી"
NA૨૪૮	૩૫૬૪.૦૦	"ચી"

ના ભૈત્રકલવાળી ખુલ્લી જમીનવાળી મીલકતમાં અમો સોચાંદનામું કરનારની માલિકી, કંબજી, ભોગવાટાની ચાલી આવેલ છે. જેમાં આવેલ હમો સોચાંદનામું કરનારે કોઈપણ પ્રકારનું બાંધકામ કે સ્ટ્રક્ચર ઉપર કરેલ નથી. જે આ સોચાંદનામું જાહેર કરીએ છીએ.

આ બાબતે નીચેની જોગવાઈઓ આપોએ ધ્યાને લીધેલ છે.

- જો સરકારશ્રી પ્વારા સ્થળ ઉપર તપાસ કરતા સહર મીલકતમાં કોઈપણ પ્રકારનું બાંધકામ કે સ્ટ્રક્ચર હશે તો સરકારશ્રી પ્વારા નકદી કરવામાં આવેલ ખુટતી સ્ટેમ્પ ડ્યુટી તથા દંડની રકમ ભરવાની થશે. તે અમોને જણાવવામાં આવેલ છે.
- ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ ની કલમ-૨૮ મુજબ સ્ટેમ્પ ડ્યુટી પર અસર કરતી હકીકતો લેખમાં જણાવવી જોઈએ જેમ કે, લેખનો અવેજ, બજારદિમત, લેખની ડ્યુટી ભરવાની પાત્રતા ઉપર અથવા તે લેખ ઉપર લેવાપાત્ર ડ્યુટીની રકમ ઉપર અસર કરતી બીજી તમામ હકીકત તથા તમામ સંજોગો લેખમાં પુરેપુરા તથા ખરેખરા જણાવવા જોઈએ. આમ, કલમ-૨૮માં જણાવેલ જોખવાઈનો ભંગ થયેથી કલમ-૬૨ ની જોગવાઈ મુજબ પાંચ હજાર રૂપિયા સુધીના દંડની શિક્ષાની મને જાણ છે.
- ગુજરાત સ્ટેમ્પ (બજાર દિમત નકદી કરવાના) નિયમો - ૧૯૮૪ ના નિયમ ૩ ના પેટા ખંડ-૬ મુજબ દસ્તાવેજ સાથે રજુ થતા ફોર્મ નં. ૧ માં ખોટી માહિતી આપવી તે ગુન્હો બને છે અને તેવા કૃત્ય માટે સંબંધિત લેખના સંબંધમાં કલમ-૩૨(ક) હેઠળ નકદી થયેલ ખુટતી સ્ટેમ્પ ડ્યુટીની રકમ જેટલો દંડ ને પાત્ર છે. તેની મને જાણ છે.
- સહર સોચાંદનામું અમોએ સબ રજીસ્ટ્રારશ્રી ઉમરગામ સમક્ષ રજુ કરેલ દસ્તાવેજની નોંધણીના કામે ઉપરોક્ત મીલકત સ્થળ ઉપર ખુલ્લી આવેલ છે અને તેમાં કોઈપણ પ્રકારનું બાંધકામ કે સ્ટ્રક્ચર દસ્તાવેજ કર્યાના રોજ થયેલ નથી તે બાબતની સાબિતી સાથે રજુ કરવા માટે કરેલ છે.
- નોંધણી અધિનિયમ-૧૯૦૮ હેઠળ ખોટાં કથનો કરવા માટે સાત વર્ષ સુધીની કેદની અથવા દંડની શિક્ષા અથવા તે બંને શિક્ષા થઈ શકે છે તેવી જોગવાઈ અમારી જાણમાં છે.



U M G
5359 112 80 84
2024

:: 3 ::

કે. ઉપર જણાવેલ તમામ હકીકત હમારી જાણ મુજબ સાચી અને બરાબર છે. બાઉડ
સોન૯નામું કરતું કોજદારી ગુનો બને છે. તે હકીકત હમો જાણીએ છીએ અને નીચે સહી
કરેલા છે.

તારીખ :
સ્થળ :

(Signature)

(૧) હિતેશ સુદરજી બાનુશાલી,



D. R. B

(૨) દિવેશ રામજી બાનુશાલી,



ATTESTED

(Signature)

VISHALKUMAR D. TAILOR
ADVOCATE & NOTARY
GOVT. OF INDIA
Regd. No. 23207/2020

NIKESH M. THUMAR (ADVOCATE)
GOVT. OF INDIA
BSC. LL.B

IDENTIFIED BY ME

The notary public does not undertake any
responsibility / liability for falsity of any
contents of documents, identity of
executors / witnesses / witnesses and
fulfillment of any legal requirements

Solemnly affirmed before me by Mr. Mrs. Miss
.....
Nikesh Sundarji Banushali
of who has been identified
before me by Shri. Nikesh Thumar
of whom I know Personally

Book No: 09
Pages No: 159
Serial No: 10185
Date: 12-10-24

10/10/2024 4:06 PM

UMG		
5359	41	44
2024		

Serial No. 5359 Presented of the office of the
Sub Registrar of S.R.O. - UMBERGAON
Between the hour of 16 To 17 on Date
10/10/2024

Receipt No. - 20242350010399

Received Fees as following

Registration

Side Copy Fee (100)

Other Fees

TOTAL :-

Rs.

1130380.00

2000.00

0.00

1132380.00

Document Type: Conveyance/Sale : Conveyance /Sale
20241017403584465



Hitesh

HITESH SUNDARJI BHANUSHALI

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O. - UMBERGAON

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O. - UMBERGAON

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
-------	------------------------	-----	------------	------------------	-----------

1 HITESH SUNDARJI BHANUSHALI 38

SARDAR

NAGAR,,SARIGAM,UMBERGAON
(04429104),VALSAD (994412),GULJARAT

(994414),396155

PANNO/ANZP98133F



Hitesh

Executing

2 DIPESH RAMJI BHANUSHALI 26

SARDAR

NAGAR,,SARIGAM,UMBERGAON
(04429104),VALSAD (994412),GULJARAT

(994414),396155

PANNO/EDPPB5866M



D.P.B

Executing Party
admits execution

D.P.B

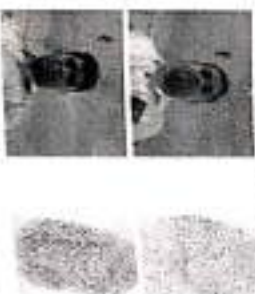
D.P.B

162 01 18/10/2024 4:06 PM

UMG		
5359	CR	44
2024		

1 Manojkumar K Richi
Vapi, Vapi, Vapi (ear), VALSAD (ear), GUJARAT
(21/11/24), 396191

2 Dipak Sambhu Ganava
Rajasthan, Rajasthan, Banswara (Banswara), Banswara
(Banswara), RAJASTHAN
(21/11/24), 327001



State that they personally known above named
executant and identifies him/them.

Date: 18 Month: October -2024

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Circular No.: EJRV/AHAT/347/2014/13001 to 13364

That explained about details of document to party no. as per circular
no. EJRV/AHAT/347/2014/13001 to 13364 and circular no.
EJRV/AHAT/347/2014/32392 to 32757, dated 11/11/2016 of Inspector general of
registration, gujarat state, gandhinagar, and confirmed their identity by identifiers and
completed the procedure as per section - 34, 35, 58 and 59 of registration act, 1908.

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

(CC-0) 18/10/2024 4:06 PM

UMG		
5359	૪૭૭	૯૫
2024		

Produced Form No.1
for finalise the Marketvalue.

Date: 18/10/2024

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Verified PAN No/GIR No as per IncomeTax Rules 1962.
Executant No 1,2
Claiment No
Confirmer No
Date: 18/10/2024

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document
Date: 18/10/2024

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

નોંધણી નંર વિશીકસણીના પડિપત્ર ક્રમાંક : ઉજરા/ભા.સ/3027
2020/3430૯ તા.23/10/2020 અન્વયે બુદ્ધિ વેરાનું સોંપાવવાનું
સર્કુલર.
તા.૧૮/૧૦/૨૦૨૪

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

18/10/2024 4:46 PM

UMG		
5359	24	84
2024		

1	Book No.	5359	Registered No.
Date: 18-10-2024			


BHARGAV KUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON



SHREE GANESHAY NAMAH

☐

AGREEMENT

☒

SALE DEED

☐

POWER OF ATTORNEY

☐

AFFIDAVIT/INDEMNITY

☐

MORTGAGE/RELEASE

☐

CORRECTION

Sr. No.

312

DOCUMENT No.

4107/2024

DOCUMENT DATE

05/08/2024

SELLER NAME & ADDRESS

HITESH SUNDARJI BHANUSHALI & OTHERS

PROPERTY DETAILS

C.S.NO. NA136 & OTHERS, AT-ANKLAS, TA:-UMBERGAON,
DIST:- VALSAD.

PURCHASER NAME & ADDRESS

UNITEC FIBRES LTD



MUKESH M. THUMAR

B.SC., LL.B.
(ADVOCATE)

Office No. 107 & 108, 1st Floor, Nakshatra Plaza,
Above Sub-Ways Restaurant, Gokul Vihar Township, N.H.No. 48,
Vapi-396191, Taluka : Vapi, District : Valsad, Gujarat-396191
Mobile : +91-98251 45085,
E-mail : adv.mukeshthumar@yahoo.com

२।७-२९०२६।२ क्यूरी

ਕੇ.ਸੀ. ਆਰ. ਓ. - ਊਮਰਗਾਮ

ପଞ୍ଜୀକରଣ ID No. 20240806471829104 Date. 06-08-2024 ଏଠି ଦସ୍ତଖତ କରନ୍ତୁ.

8012024630996

तारीख : 06/08/2024



VALLSAD, GUJARAT

Printed on: 8/6/2024 4:39:53 PM

**Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પર્ટીય**

પર્ટીય નંબર ૨૦૨૪૨૭૫૦૦૦૦૩૮૬૬ દસ્તાવેજ નંબર ૪૧૦૭ દસ્તાવેજ વર્ષ ૨૦૨૪
 તારીખ ૩ માહે ઓગસ્ટ સને ૨૦૩૪
 દસ્તાવેજનો પ્રકાર Conveyance/Sale(Conveyance /Sale) ખર્ચ 102188572.00
 રજુ કરનારનું નામ HITESH SUNDARJI BHANUSHALI
 રજીસ્ટ્રેશન નંબર 20240802191708571

નીચે પ્રમાણે ફી પર્ટીયી રૂ. વીમા

 રજીસ્ટ્રેશન ફી 102188572.00
 નકલ કરવા ની ફી સર્વેય / ફીલ્ડીયો 1000.00
 ફોટોની નકલ કરવા માટે ફી
 સપ્લાય ખર્ચ
 નકલો અમલવા યાદીઓ (સલામ ૬૪ થી ૬૭)
 લોપ અમલ તપાસણી
 દંડ ૬૭૫-૨૫
 ૭૦૦૫-૭૪ (૭૦૫૫-૫૭)
 નકલ ફી ફીલ્ડીયો
 ઇન્ટેક્સ-૧ ફી
 અન્ય ફી



કુલ એકદર રૂ. 102188572.00

ખંડે રૂપીયા દસ લાખ તેવીસ હજાર અંક સો નેવે પ્રસ

દસ્તાવેજ ના ફિલ્ડે તૈયાર થશે અને તે રજીસ્ટર સપ્લાયી મોકલવામાં આવશે.

નકલ ફોટોમાં આપવામાં

દસ્તાવેજ રજીસ્ટર સપ્લાયી નીચેના સરનામિ મોકલશે.

SARDAR NAGAR SARIGAM 386155

અધિકાર Authority Name Adv. Bhikash M Thunwani ને આપશે

રજુ કરનારની સહી

BHARGAVKUMAR HARLAL PATEL
 સબ રજીસ્ટ્રાર
 ઉમ્બેરગામ





e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

સબ રજીસ્ટ્રાર કચેરી ઉમરગામ
20/08/2024

Application No (અરજી નંબર)	20241101245482	Printed On (પ્રિંટ કર્યા તારીખ)	02/08/2024 12:45:33
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રૂબા)	Bank CIN (બેંક સી.આઇ.એન.)
20240802191708571	Registration Fee (0030-03-104-00)	1023890.00	5700001355100300208 2421078
Page Fee (પેજ ફી)	(100) 2000	Other (અન્ય)	0
Registration Fee (નોંધણી ફી)	1021890.00	Fee Exemption (ફી માફી?)	No
Total Amount (કુલ રૂબા)	1023890.00	In Words (શબ્દોમાં)	Rupees Ten Lac Twenty Three Thousand Eight Hundred Ninety Only
Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	UNITEC FIBRES LTD	Office District (કચેરીનો જિલ્લો)	VALSAD
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O - UMBERGAON
Mobile (મોબાઇલ નંબર)	9825145085	E-Mail (ઈ.મેલ)	adv.mukeshthumar@yahoo.com
PAN (પાન નંબર)		Year (વર્ષ)	2024-2025 One time
Property Details (મિલકતની વિગત)		City Survey No. NA67 adm. 8516.00 Sq.mtr Out of Total Land 13760.00, City Survey No. NA136 adm. 3136.00 Sq.mtr, City Survey No. NA141 adm. 3450.00 Sq.mtr Out of Total Land 25975.00, City Survey No. NA132 adm. 5159.00 Sq.mtr, City Survey No. NA249 adm. 2289.00 Sq.mtr Out of Total Land 5412.00,	
Remarks (ટીપ્પણી)			

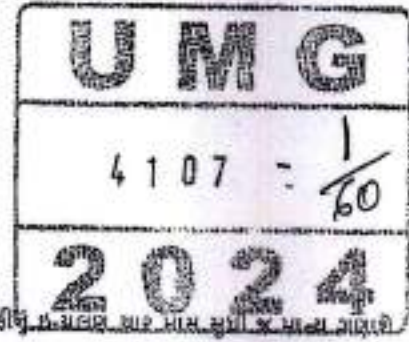
D.R. B



For UNITEC FIBRES LTD.

Director

05 AUG 2024



નોંધ:

- ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમ ૨૦૧૯ ના અનુસાર નોંધણી ફીનું મ.ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૬૨ અનુસાર ઈ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- ઈ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું કોજદારી ગુનો બને છે.



IN-GJ41016367177256W



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat**Certificate of Stamp Duty**

₹50,07,300

U M C

4107 2/60

2024

Certificate No. : IN-GJ41016367177256W
Certificate Issued Date : 05-Aug-2024 11:21 AM
Account Reference : IMPACC (FI) gjelimp10/ VAPI/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJELIMP1099349120834894W
Purchased by : HITESH SUNDARJI BHANUSHALI AND OTHERS
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : C/S.NO.NA136 AND OTHERS, AT ANKLAS,
TA:UMBERGAON, DIST:VALSAD
Consideration Price (Rs.) : 10,21,88,572
(Ten Crore Twenty One Lakh Eighty Eight Thousand Five Hundred And Seventy Two only)
First Party : HITESH SUNDARJI BHANUSHALI AND OTHERS
Second Party : UNITEC FIBRES LTD
Stamp Duty Paid By : HITESH SUNDARJI BHANUSHALI AND OTHERS
Stamp Duty Amount (Rs.) : 50,07,300
(Fifty Lakh Seven Thousand Three Hundred only)

05/08/2024 11:21 AM



₹50,07,300



IN-GJ41016367177256W

HE 0031063954

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcisstamp.com or using e-Stamp Mobile App of Stockholding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. IN-GJ41244983124964W
Certificate Issued Date 05-Aug-2024 01:25 PM
Account Reference IMPACC (FI)/ gjelimp10/ VAPI/ GJ-VL
Unique Doc. Reference SUBIN-GJGJELIMP1039832096989595W
Purchased by UNITEC FIBRES LTD
Description of Document Article 20(a) Conveyance - Immovable Property
Property Description R.C.NO.IN-GJ41016367177256W MENTION CORRECT
STAMP DUTY PURCHASED BY SECOND PARTY UNITEC
FIBRES LTD
Consideration Price (Rs.) 10,21,88,572
(Ten Crore Twenty One Lakh Eighty Eight Thousand Five
Hundred And Seventy Two only)
First Party HITESH SUNDARJI BHANUSHALI AND OTHERS
Second Party UNITEC FIBRES LTD
Stamp Duty Paid By UNITEC FIBRES LTD
Stamp Duty Amount(Rs.) 300
(Three Hundred only)



D.R.B.



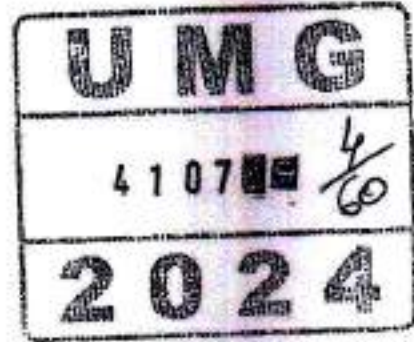
₹300

IN-GJ41244983124964W

HE 0031063960

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Block Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



::: SALE DEED :::

THIS INDENTURE OF SALE DEED is made and entered into at Taluka : Umbergaon, District. Valsad, Gujarat State on this **05th** day of **August, 2024**, BETWEEN:

(1) **HITESH SUNDARJI BHANUSHALI**, (PAN : **ANZPB6133F**), Age: 38 Years, Occupation: Business, (2) **DIPESH RAMJI BHANUSHALI**, (PAN : **EDPPB5866M**), Age: 26 Years, Occupation: Business, both are Residing at : Laxmi Nivas, Plot No. 227/2/Ps, Sardar Nagar, SARigam, Taluka : Umbergaon, District : Valsad, State : Gujarat-396155, India, hereinafter called as **"THE SELLER"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her legal heirs, executors, administrators, successors, and assignees) of the **"FIRST PART"**.

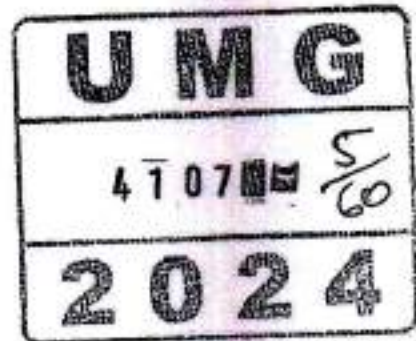
AND

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

Contd..3

[Signature]
D.R.B

For UNITEC FIBRES LTD
[Signature]
Director



:: 3 ::

M/s. UNITEC FIBRES LTD., (PAN : AAACU7353H), Office at: Flat No. 3, Building No. 8, Oshiwara Blue Bell Chsl, Oshiwara Mahda Complex, New Link Road, Andheri (W.), Mumbai-400053, State : Maharashtra, India through its Authorized Signatory, **VIJAY BEHL**, Age: 65 Years, Occupation: Business, hereinafter called as **"THE PURCHASER OR THE SECOND PART"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deem to mean and include its directors from time to time, executors, administrators and assignees) hereinafter called as **"THE PURCHASER"** or the **"OTHER PART"**.

WHEREAS the Multi Purpose N.A. Land bearing



Old Survey No.	Re-Survey No.	City Survey No.	Area in Sq. Mtrs.	Type of Rights
71/1	136	NA136	3136	'C'
71/2/P1	141	NA141	25975	'C'
40/P1	249	NA249	5412	'C'
43/1	132	NA132	5159	'C'
43/1/P2	67	NA67	13760	'C'
Total Area			53442	

Situated within the village limits of Anklas, Taluka : Umbergaon, District : Valsad, State : Gujarat, India is running in the name of Present Seller on Government Records.

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

For UNITEC FIBRES LTD.

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Whereas the seller has purchased the above said property by executing registered sale deed bearing Sr. No. 1203, dated 02.03.2024, Sr. No. 1120, dated 27.02.2024, Sr. No. 1115, dated 27.02.2024, and Sr. No. 1117, dated 27.02.2024, which are registered at sub registrar office of UMBERGAON, dist. Valsad and therefore seller name recorded in revenue record. Thus a Mutation Entry was mutated in Revenue Records vide Entry No. 2801, dated 02/03/2024, Entry No. 2799, dated 28/02/2024, Entry No. 2794, dated 28/02/2024, and Entry No. 2796, dated 28/02/2024, and the said entry was certified by the Competent authority.

Thereafter seller has made application for converting the above said land bearing S. No. 136, 141, 249, 132, 67 for N.A. (Multipurpose) to Collector, Valsad and the said authority had accepted their application and accordingly Passed order for Land conversion vide their order No. 1167/25/05/036/2024 dated 13/07/2024, order No. 1165/25/05/036/2024 dated 13/07/2024, order No. 1164/25/05/036/2024 dated 13/07/2024, order No. 1166/25/05/036/2024 dated 13/07/2024, order No. 1188/25/05/036/2024 dated 16/07/2024, Hence Survey No. 136, 141, 249, 132, 67 converted to "Non-Agricultural (Multipurpose) use". Thus a Mutation Entry was mutated in Revenue Records vide Entry No. 2847, 2845, 2844, 2846, 2868.

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

For UNITEC FIBRES LTD.

Contd..5

Director

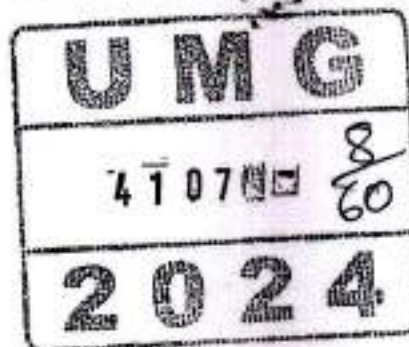
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD

C S No.

Sq. Mtrs.

C S No.

Sq. Mtrs.



:: 6 ::

Situated within the village limits of Anklas, Taluka : Umbergaon, District : Valsad, State : Gujarat, India (hereinafter called as **"THE SAID PROPERTY"** more particularly described in the schedule hereunder written and Map of the said property & other Survey number property is attached hereinwith as a **"ANNEXURE-A"**, Wherein the said property is Marked with **Red Color**)

AND WHEREAS the seller has declared to the purchaser that the seller has authority to sell the above said property and no one except the seller has any right, title, interest or claim of any nature whatsoever in the said property and the title of the said property is clear and marketable and free from any encumbrance whatsoever.

AND WHEREAS the seller has agreed to convey and transfer to the purchaser the said property for a total lump-sum consideration of **Rs. 10,21,88,572/-** (**RUPEES TEN CRORE TWENTY ONE LAC EIGHTY EIGHT THOUSAND FIVE HUNDRED SEVENTY TWO ONLY**).

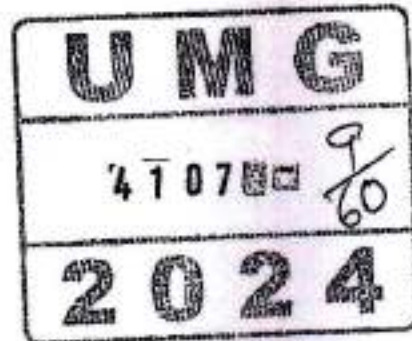
AND WHEREAS the purchaser has called upon the seller to execute this conveyance against receipt of the above said amount of **Rs. 10,21,88,572/-** (**RUPEES TEN CRORE TWENTY ONE LAC EIGHTY EIGHT THOUSAND FIVE HUNDRED SEVENTY TWO ONLY**) being the full and final purchase price which the seller have agreed upon to do.

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

For UNITEC FIBRES LTD.

Contd..7

Director



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NOW THIS INDENTURE WITNESSTH that in pursuance of the said understanding and consideration of the above amount of Rs. 10,21,88,572/- (RUPEES TEN CRORE TWENTY ONE LAC EIGHTY EIGHT THOUSAND FIVE HUNDRED SEVENTY TWO ONLY) which has been paid by the purchaser to the seller on or before the execution of the these present by following mode of payment.

::MODE OF PAYMENT::

Sr. No.	BANK'S NAME	Cheque/ RTGS/ UTR No.	DATE	AMOUNT
1.	Kotak Mahindra Bank	RTGS	07/02/2024	50,00,000/-
2.	Kotak Mahindra Bank	RTGS	09/02/2024	50,00,000/-
3.	Kotak Mahindra Bank	RTGS	26/02/2024	2,00,00,000/-
4.	Kotak Mahindra Bank	RTGS	26/02/2024	2,00,00,000/-
5.	Kotak Mahindra Bank	000589	03/08/2024	2,55,83,343/-
6.	Kotak Mahindra Bank	000591	03/08/2024	2,55,83,343/-
7.	TDS	-----	01/08/2024	5,10,943/-
8.	TDS	-----	01/08/2024	5,10,943/-
Total Rs.				10,21,88,572/-

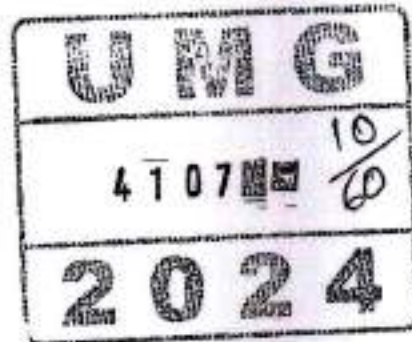
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

Contd..8 .

D.R.B

For UNITEC FIBRES LTD.

[Signature]
Director



:: 8 ::

The payment and the receipt whereof the seller doth hereby admit and acknowledge and of and from the same and every part of thereof doth forever acquit release and discharge to purchaser to the purchaser that the seller do hereby grant, convey, assign, release, transfer and assure unto the purchaser forever, absolutely all right, title and interest claim possession and demands of the seller in the said piece and parcel forever, absolute all right, title and interest claim possession and demands of the seller in the said piece and parcel of the property more particularly described in the schedule hereunder written together with all the advantages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining thereto with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and all the estate, right, title, interest, use inheritance, property, possession, benefits, claim and deemed whatsoever at law in equity or the seller into or upon the said property hereby granted, released conveyed and assured or intended or expressed so to be up to and -

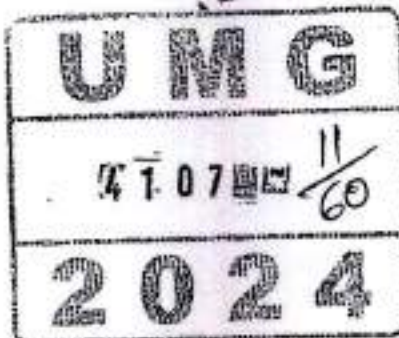
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

Dr. B.
D.R.B

For UNITEC FIBRES LTD.

[Signature]
Director

Contd..9



:: 9 ::

to the use of the purchaser forever absolutely subject to the payment of all rates, taxes, assessments dues and duties now chargeable upon the same of hereafter to become payable to the Government of India or any other public body or Panchayat and other authorities in respect thereof and the seller do hereby convenient with the purchaser that notwithstanding any act, deed matter or thing whatsoever by the seller or by any other person or persons lawfully or equitably claiming by, from through under or in trust for them made, done, committed, omitted or knowingly sugared to the contrary the seller now has in themselves good rights, full power and absolute authority to grant, release, convey assign, transfer and assure the said property up to and to the use of the purchaser in the manner aforesaid and that it shall be lawful for the purchaser from time to time and at all time hereafter peaceably and quietly to hold, occupy, possess and enjoy the property hereby granted, conveyed, assigned, released, transferred and assured or expressed to be for their own use without any suits lawful eviction, interruption, claim and deemed whatsoever from under or in trust for them and that free and freely and clearly and sufficiently saved, defended, kept harmless and indemnified of or and against all former and other estate, title, charges and-

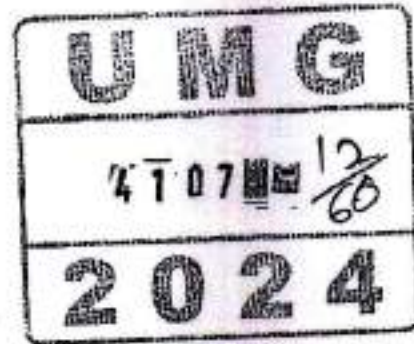
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

For UNITEC FIBRES LTD.

Contd..10


Director

D.P.B



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encumbrances, whatsoever either already or to be hereafter made, executed, occasioned or suffered by the seller or by any other person or persons lawfully, or equitably claiming, by from under or in trust for them and further that the seller and all other persons lawfully or equitably claiming any estate right, title, interest, claim and demand at law or in equity in the premises hereby granted or any part thereof by from under or in trust for the seller shall or will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such further execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid shall or may be reasonably required by the purchaser or their counsels at law.

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

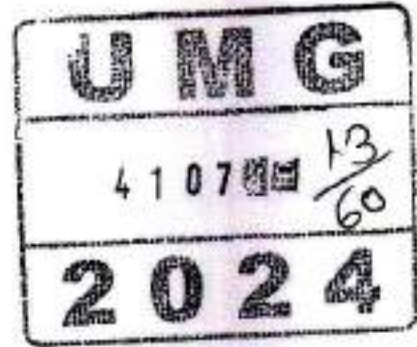
[Signature]

D. R. B

For UNITEC FIBRES LTD.

Contd..11

[Signature]
Director



:: 11 ::

**NOW THIS DEED WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO
AS FOLLOWS:**

The seller hereby declare that they are the sole and absolute owner of the said property and that before execution of this deed, the seller has made full, free and complete disclosure and do hereby covenant with the Purchaser that the said property and all the rights incidental thereto hereby sold and transferred is free from all encumbrances and that it has not any time before, created any mortgage or charge on the said property in any other person's favour and that they have not dealt with the same in any manner whatsoever which may prejudice the interest of the purchaser in respect of the said property.

The seller further declared that there is no trespasser on the said property. seller is sole owner and occupier of the said property, if any dispute arise in future regarding the said property by legal heir of seller, the seller has to solve the same by its own cost.

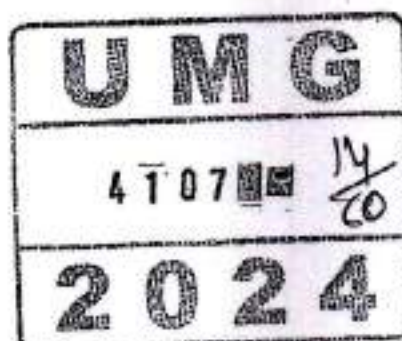
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

For UNITEC FIBRES LTD.

Contd..12

D.R.B

[Signature]
Director



:: 12 ::

The seller also hereby covenants with the Purchaser that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, occupy and enjoy the said property hereby conveyed, transferred and assured with the appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the seller or by any person or persons lawfully or equitably claiming from under or in trust for the seller.

The seller hereby declares and confirms that the said N.A. order No. 1167/25/05/036/2024 dated 13/07/2024, order No. 1165/25/05/036/2024 dated 13/07/2024, order No. 1164/25/05/036/2024 dated 13/07/2024, order No. 1166/25/05/036/2024 dated 13/07/2024, order No. 1188/25/05/036/2024 dated 16/07/2024 are still valid, subsisting and effectual in law and the same has not been terminated, cancelled or determined or become void or voidable and that the covenants, conditions contained and reserved in the said deed of sale have been duly observed and performed up to date by the seller and -

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

D.R.B

For UNITEC FIBRES LTD

Director

Contd..13



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the Purchaser shall be entitled to resume construction on the said property hereafter for their own purpose and the Purchaser shall observe and perform the terms, covenants and conditions contained in the said deed in their capacity as the present owner and shall indemnify and keep indemnified the seller from and against the observance and performance of the covenants and conditions of the said agreements and all costs, charges and expenses, actions, claims and demands whatsoever for or on account of the same or any part thereof or in any wise relating thereto.

The seller hereby declares and confirms that they have paid all the rents, rates and taxes, including Non Agricultural assessment, ground rent and Panchayat/Nagar palika/G.I.D.C. or Government taxes up to date in respect of the said property to the concerned local authorities and there is no any dues payable by them to any such authorities.

The seller hereby confirms having handed over all titles relating to the said property on the date of execution of these presents which are in their possession in respect of the said property and the purchaser herein hereby confirm having received the same.

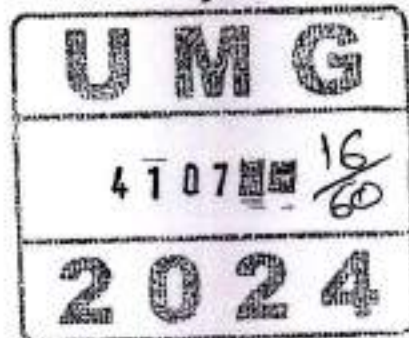
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

D.R.B

For UNITED FIBRES LTD.

Director

Contd..14



:: 14 ::

The seller further covenants with the Purchaser that the seller shall from time to time and at all times whenever called upon by the Purchaser or their advocate or attorney to do and execute or caused to be done or executed all such acts, deeds and things whatever for more perfectly securing the interest of the Purchaser of the said property hereby sold unto and to the use of the Purchaser as shall or may be reasonably required.

It is hereby agreed and confirmed by the seller and the Purchaser that the stamp duty and registration charges and all other out of pocket expenses of land incidental to these presents shall be borne and paid by the Purchaser only and the Purchaser shall do all acts, deed, and things necessary for effecting the transfer of the said property in the name of the Purchaser in the revenue records and the records of other public bodies at their costs and expenses.

That the seller shall be liable and responsible for their liability in respect of any taxes, customs & excise, sales tax/GST, Claim, and income tax and/or other etc. for the said property till the date of possession.

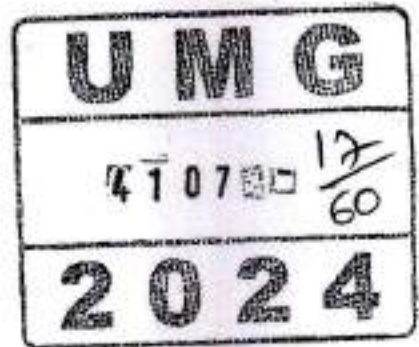
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

Contd..15


D.R.B

For UNITEC FIBRES LTD.


Director



:: 15 ::

A vacant and peaceful possession of above said property has been delivered to the purchaser by the seller on execution of this deed and henceforth the purchaser is in lawful occupation and possession of above said property as per law.

The seller has surrendered their all tangible and intangible rights, title, interest and benefits in respect of above said property in favour of the purchaser and the purchaser is lawful owner, occupier and possessor of above said property.

::SCHEDULE OF ABOVE SAID PROPERTY::

ALL THAT a piece and parcel of Multi Purpose N.A. Land bearing

Old Survey No.	Re-Survey No.	City Survey No.	Area in Sq. Mtrs.	Area to be sell in Sq. Mtrs	Type of Rights
71/1	136	NA136	3136	3136	'C'
71/2/P1	141	NA141	25975	3450	'C'
40/P1	249	NA249	5412	2289	'C'
43/1	132	NA132	5159	5159	'C'
43/1/P2	67	NA67	13760	8516	'C'
Total Area			53442	22550	

Situated within the Village limits of Anklas, Taluka : Umbergaon, District : Valsad, State : Gujarat, India with all other rights, interest, titles and benefits thereto,

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

For UNITEC FIBRES LTD.

Director

Contd..16

D.R.B

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2024

:: 16 ::

The City Survey No. NA136 is bounded as follows:

EAST - New Survey No. 141
WEST - Old S.No.43/1 and New S.No. 132
NORTH - New Survey No. 133 & 134
SOUTH - Old Survey No. 71 Paikar Land

The City Survey No. NA141 is bounded as follows:

EAST - Remaining land of New Survey No. 141
WEST - New Survey No. 136
NORTH - New Survey No. 133 & 134
SOUTH - Old Survey No.63 Paikar Land

The City Survey No. NA249 is bounded as follows:

EAST - Old Survey No.43/1/P1 and New Survey No. 82
WEST - Old Survey No. 43/1/P2 and New Survey No. 67
NORTH - Remaining land of Survey No. 249
SOUTH - Old Survey No. 43/1/P1 and New Survey No. 82

The City Survey No. NA132 is bounded as follows:

EAST - New Survey No. 136
WEST - Old Survey No. 43/1/P2 and New Survey No. 67
NORTH - New Survey No. 134 & 82
SOUTH - Old Survey No.63 Paikar Land

The City Survey No. NA67 is bounded as follows:

EAST - Old Survey No. 43/1 and New Survey No. 132
WEST - Remaining land of Survey No. 67
NORTH - Old Survey No. 43/1/P1 and New Survey No. 82
SOUTH - Old Survey No. 43 & 63 Paikar Land

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

D.R.B

For UNITEC FIBRES LTD

Director

Contd..17



:: 17 ::

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first herein above written.

SIGNED & DELIVERED BY THE WITHIN NAMED "SELLER"

B. S. B.

.....
(1) HITESH SUNDARJI BHANUSHALI,

D. R. B.

.....
(2) DIPESH RAMJI BHANUSHALI

WITNESS BY:

Mohan Govindji Bhanushali
.....
MOHAN GOVINDJI BHANUSHALI

Ramesh Jagjivan Patel
.....
RAMESH JAGJIVAN PATEL

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

Contd..18

For UNITEC FIBRES LTD.

[Signature]
Director



:: 18 ::

SCHEDULE

SIGNED & DELIVERED BY THE WITHIN NAMED
"SELLER"

Beit
.....
(1) HITESH SUNDARJI BHANUSHALI



D.R.B
.....
(2) DIPESH RAMJI BHANUSHALI



SIGNED & DELIVERED BY
THE WITHIN NAMED "PURCHASER"

M/s. UNITEC FIBRES LTD.,
through its Authorized Signatory,

[Signature]
.....
VIJAY BEHL



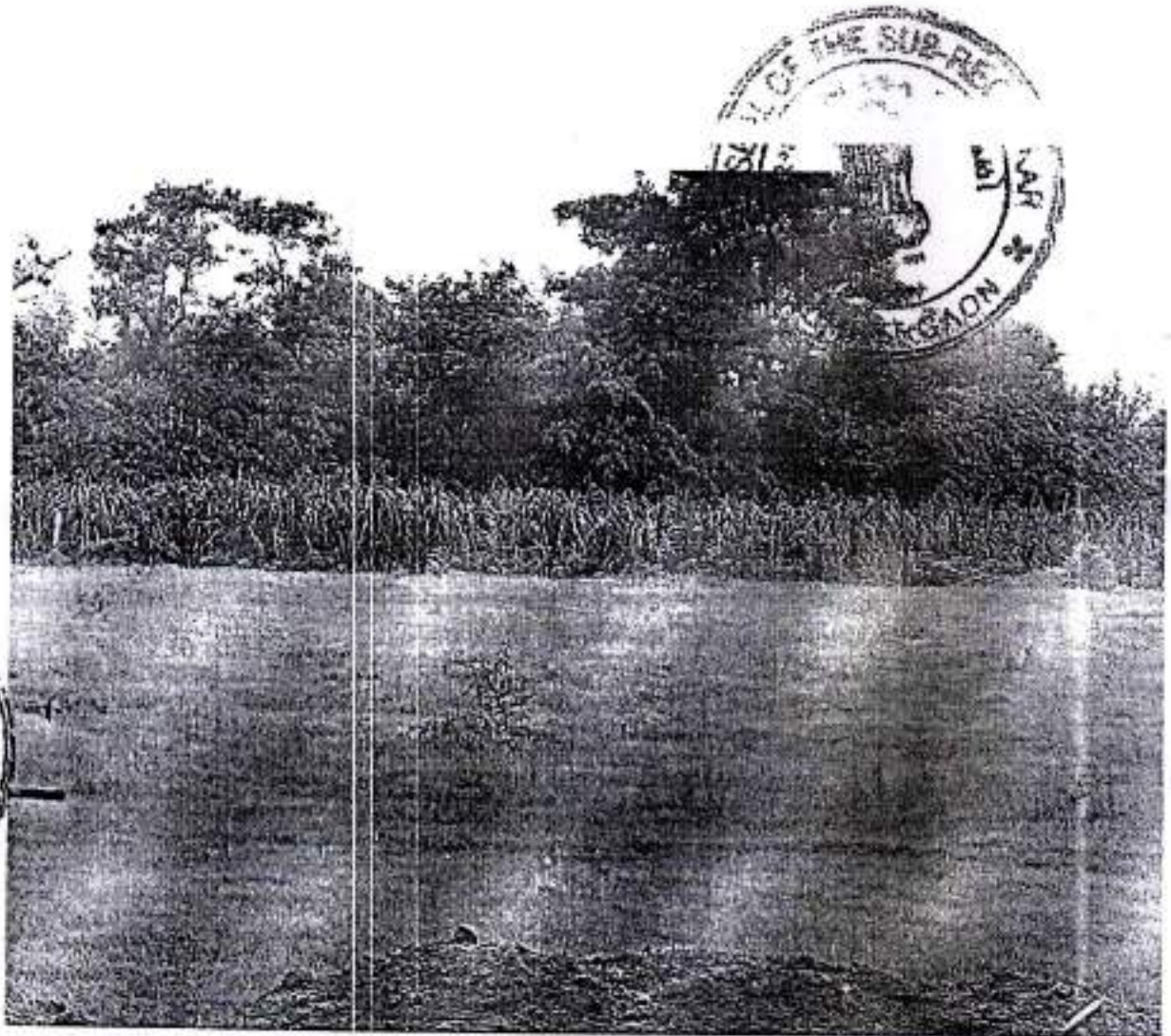
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

Contd..19

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2024	

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PHOTOGRAPH OF PROPERTY



:: ADDRESS OF THE PROPERTY ::

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3480	NA67	8516
NA249	2289		

VENDOR

[Signature]

PURCHASER
For UNITEC FIBRES LTD.

[Signature]
Director

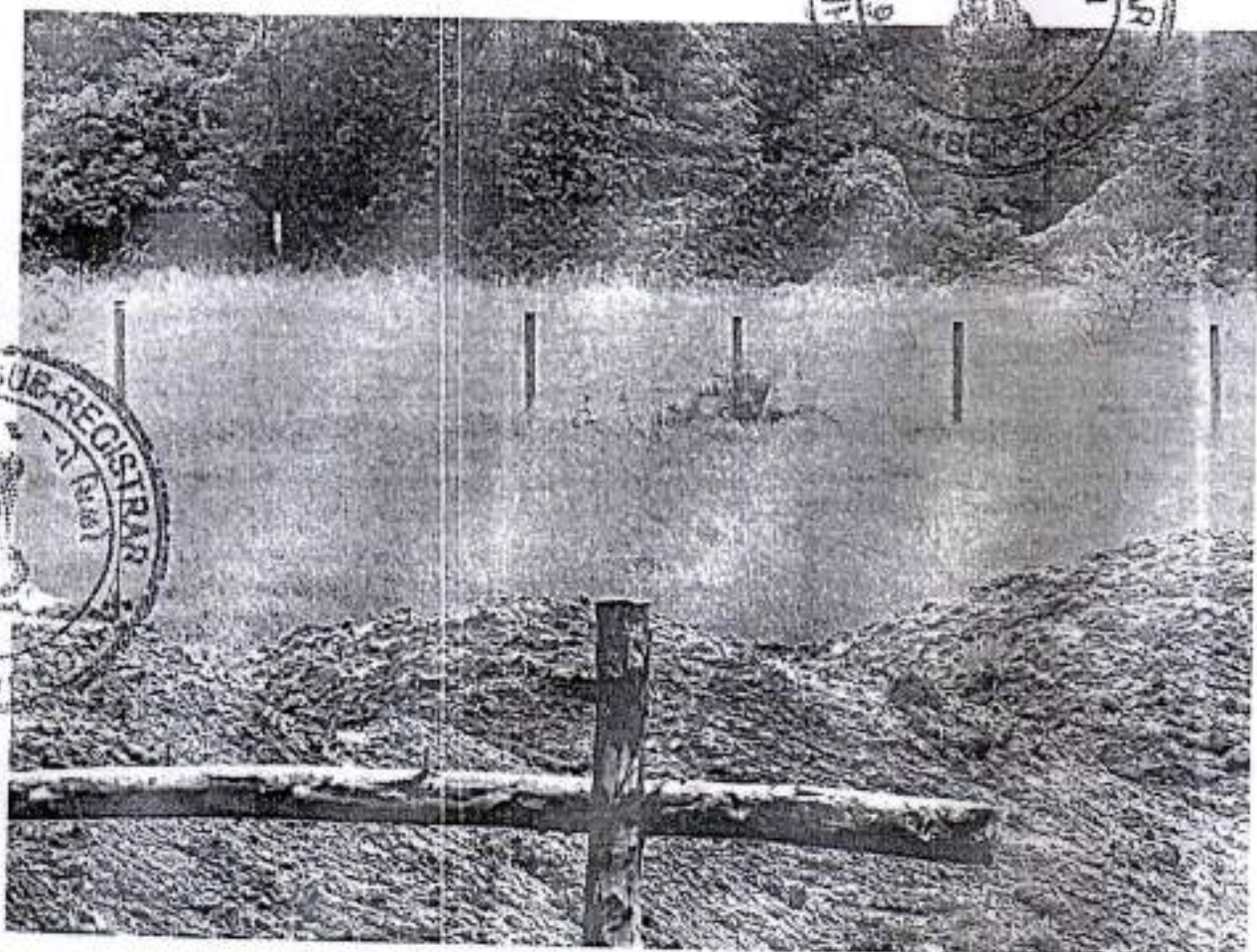
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PHOTOGRAPH OF PROPERTY

2024



::: ADDRESS OF THE PROPERTY :::

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR



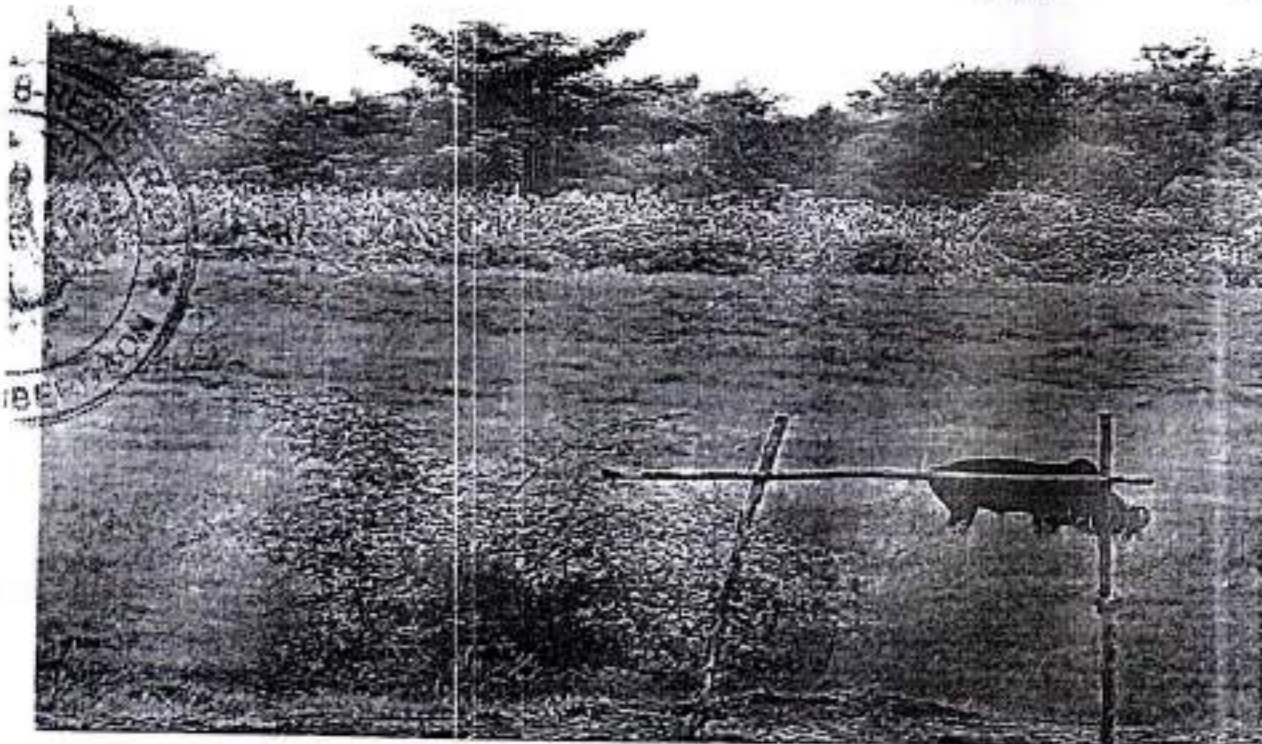
PURCHASER

For UNITEC FIBRES LTD.



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4107	23/60
2024	

PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

[Signature]

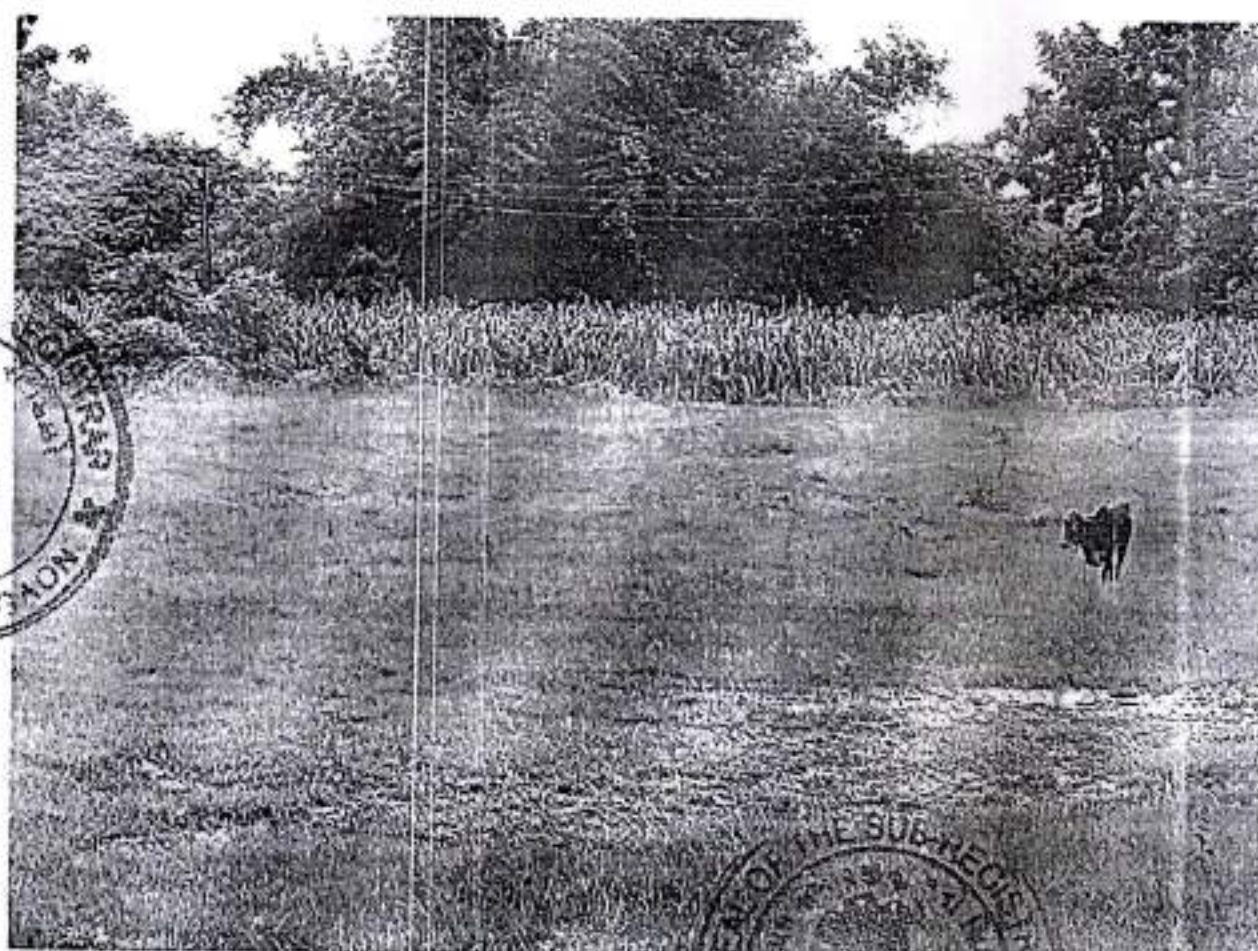
PURCHASER

For UNITEC FIBRES LTD.

[Signature]

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4707 $\frac{25}{60}$
2024

PHOTOGRAPH OF PROPERTY



-:: ADDRESS OF THE PROPERTY ::-

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

[Signature]

PURCHASER

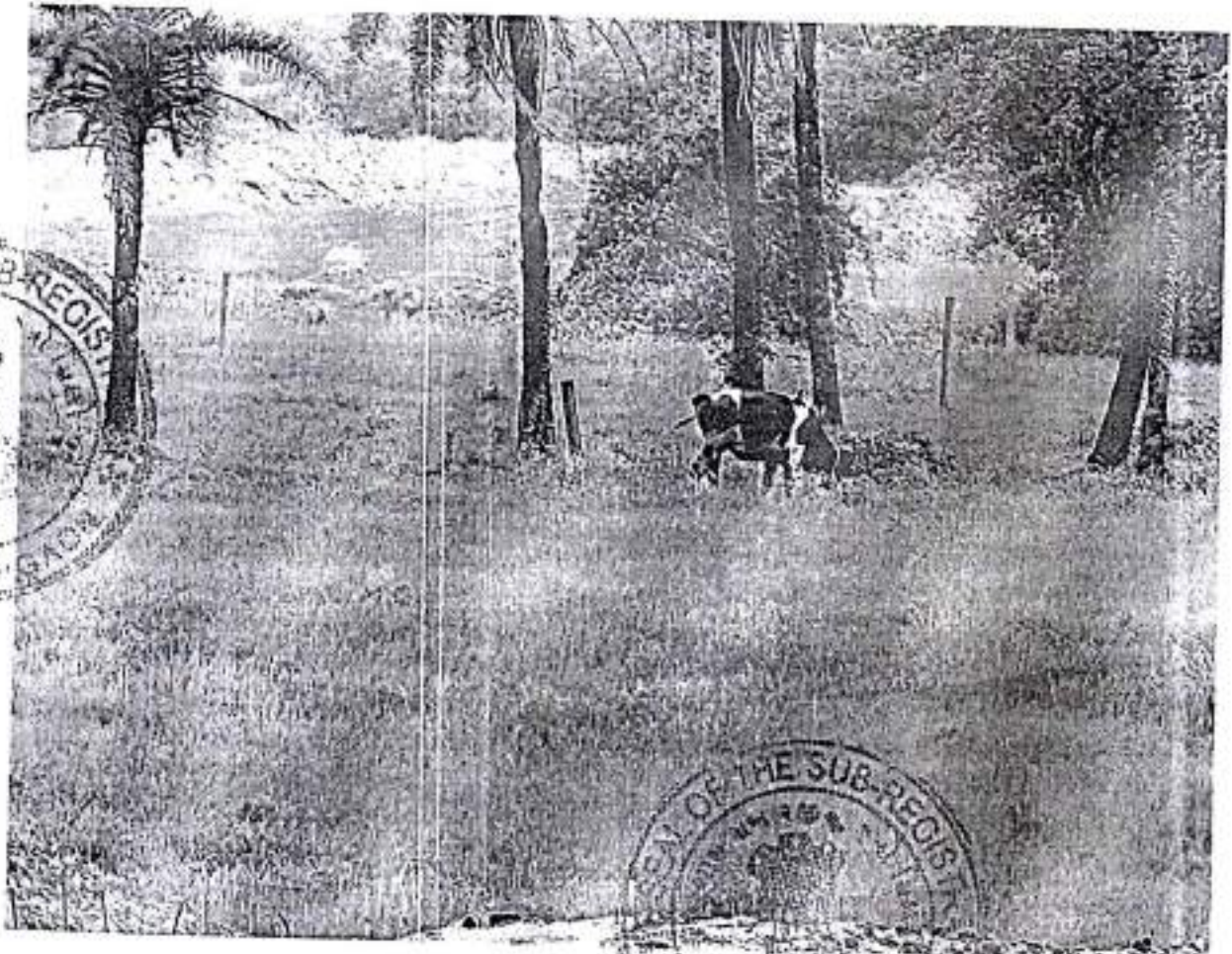
For UNITEC FIBRES LTD. *[Signature]*

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PHOTOGRAPH OF PROPERTY



:: ADDRESS OF THE PROPERTY ::-

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,872/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

[Signature]

PURCHASER

For UNITED FIBRES LTD.

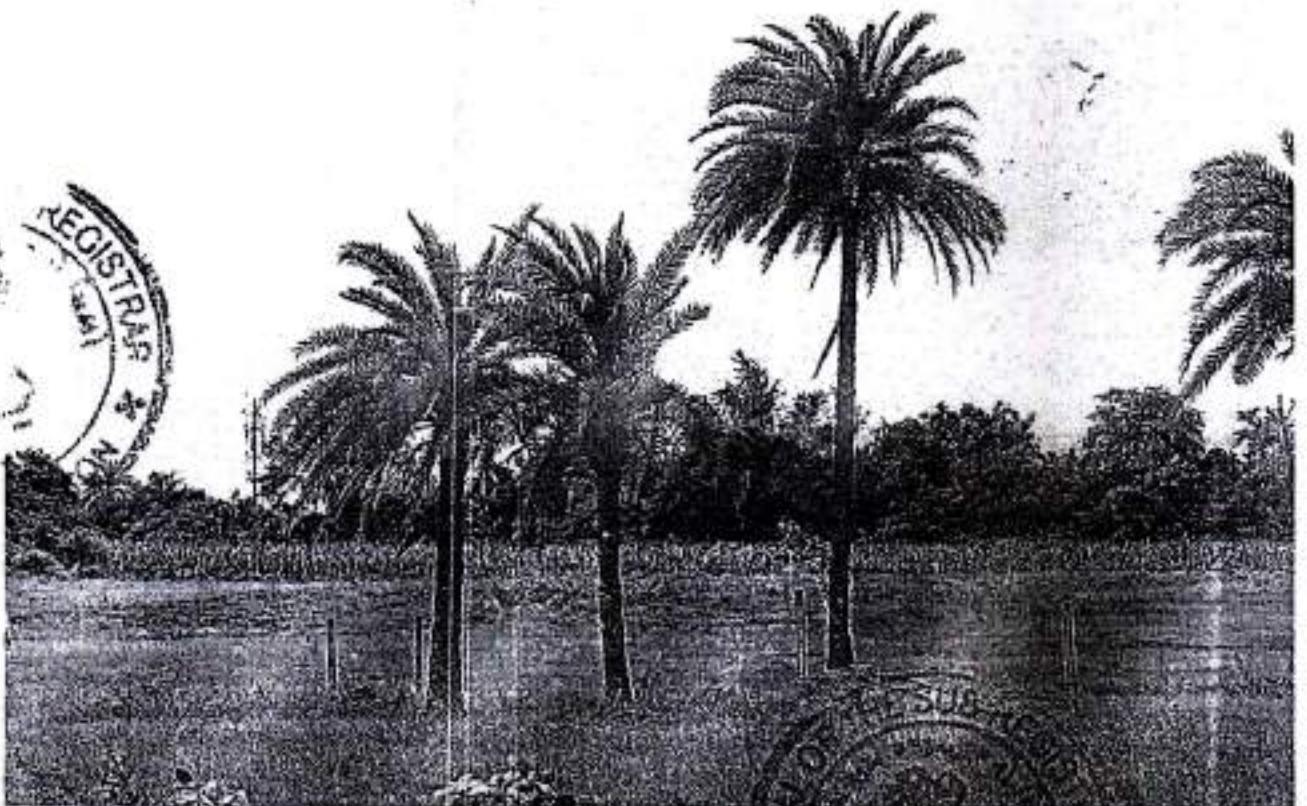
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2024

PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

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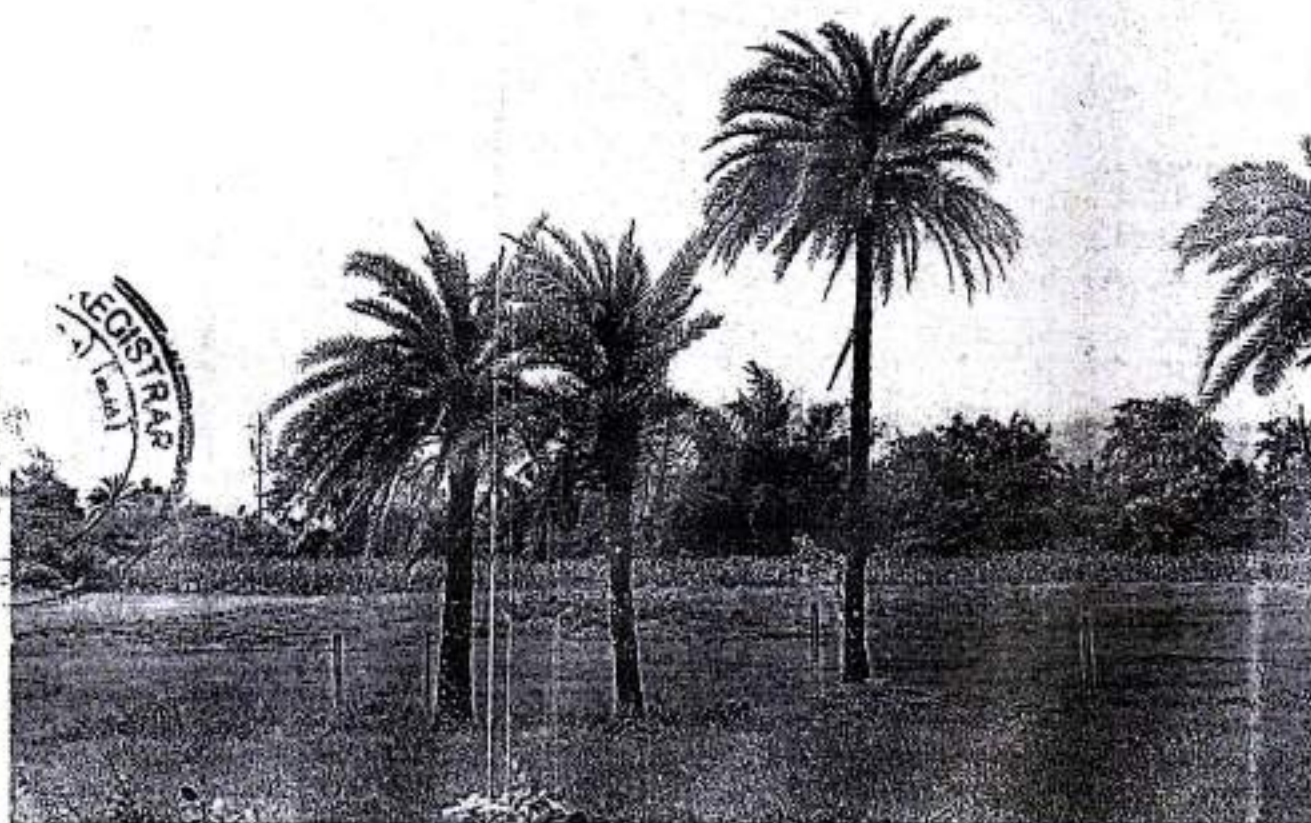
PURCHASER

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FOURTECH PAPERES LTD.

Director

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4107	28/60
2024	

PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

[Signature]

PURCHASER:
For UNITEC FIBRES LTD.

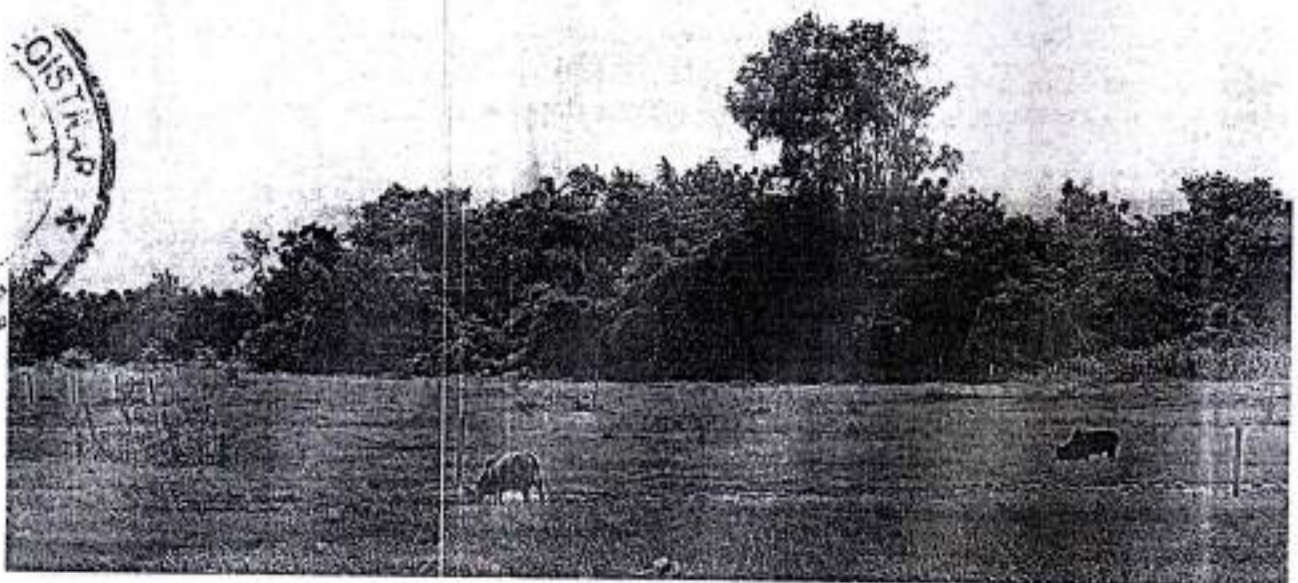
[Signature]
Director

U M G

4107 28/60

2024

PHOTOGRAPH OF PROPERTY



-:: ADDRESS OF THE PROPERTY ::-

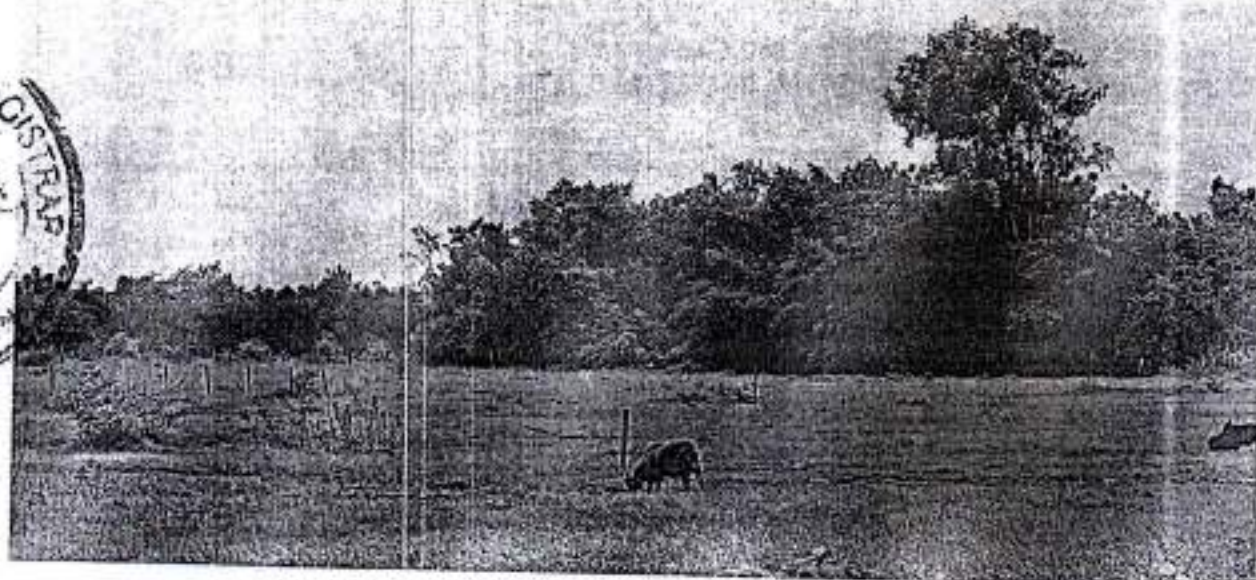
TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

PURCHASER
For UNITEC FIBRES LTD.

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4107	29/60
2024	

PHOTOGRAPH OF PROPERTY



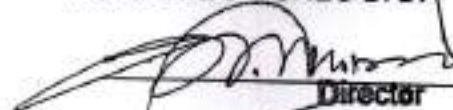
--- ADDRESS OF THE PROPERTY ---

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

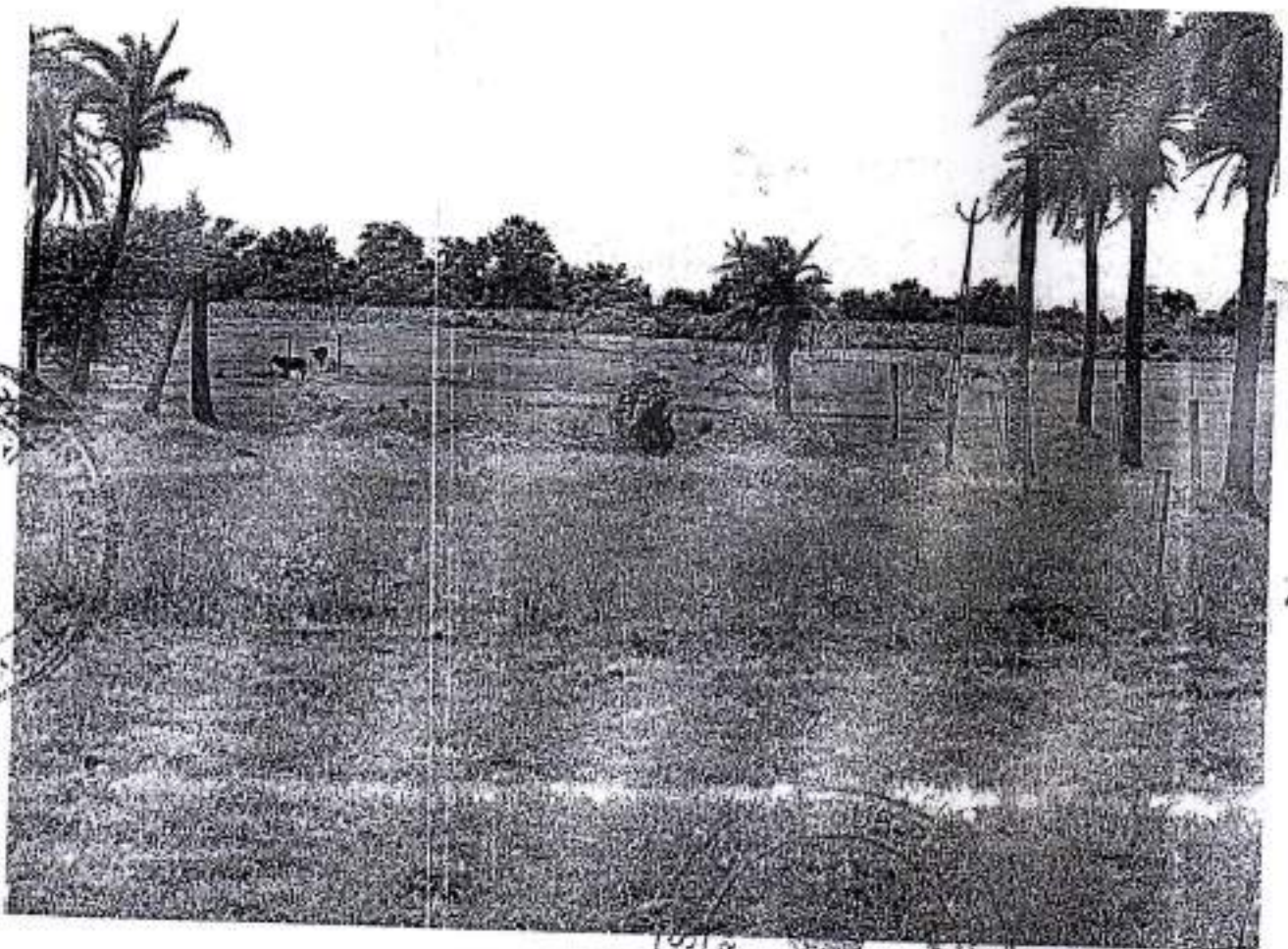


PURCHASER
FOR UNITECH FIBRES LTD.


Director

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4107	30/60
2024	

PHOTOGRAPH OF PROPERTY



:-: ADDRESS OF THE PROPERTY :-:

TYPE OF DEED: SALE DEED		CONSIDERATION : Rs. 10,21,88,572/-	
VILLAGE : ANKLAS, TAL. UMBERGAON, DISTRICT : VALSAD			
C S No.	Sq. Mtrs.	C S No.	Sq. Mtrs.
NA136	3136	NA132	5159
NA141	3450	NA67	8516
NA249	2289		

VENDOR

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PURCHASER LTD.

[Signature]
Director

નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ
દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ

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૧.	ગુજરાત સ્ટેમ્પ અધિ.અંતર્ગત દસ્તાવેજનો પ્રકાર	Conveyance/Sale Conveyance /Sale
૨.	અવેજ	102188572.00
૩.	બંજાર કિંમત	0.00
૧.	૧ તબદિલ ઘનાર સ્થાવર મિલકતનું વર્ણન	City Survey No. NA132 adm. 5159.00 Sq.mtr
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર New Survey No. 134 & 82
	ઉત્તર	પૂર્વ New Survey No. 136
	પશ્ચિમ ---- ---- પૂર્વ	દક્ષિણ Old Survey No.63 Paikar Land
	દક્ષિણ	પશ્ચિમ Old Survey No. 43/1/P2 and New Survey No. 67
૨.	૨ તબદિલ ઘનાર સ્થાવર મિલકતનું વર્ણન	City Survey No. NA136 adm. 3136.00 Sq.mtr
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર New Survey No. 133 & 134
	ઉત્તર	પૂર્વ New Survey No. 141
	પશ્ચિમ ---- ---- પૂર્વ	દક્ષિણ Old Survey No. 71 Paikar Land
	દક્ષિણ	પશ્ચિમ Old S.No.43/1 and New S.No. 132
૩.	૩ તબદિલ ઘનાર સ્થાવર મિલકતનું વર્ણન	City Survey No. NA141 adm. 3450.00 Sq.mtr Out of Total Land 25975.00
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર New Survey No. 136
	ઉત્તર	પૂર્વ Remaining land of New Survey No. 141
	પશ્ચિમ ---- ---- પૂર્વ	દક્ષિણ Old Survey No.63 Paikar Land
	દક્ષિણ	પશ્ચિમ New Survey No. 133 & 134
૪.	૪ તબદિલ ઘનાર સ્થાવર મિલકતનું વર્ણન	City Survey No. NA67 adm. 8516.00 Sq.mtr Out of Total Land 13760.00
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર Old Survey No. 43/1/P1 and New Survey No. 82
	ઉત્તર	પૂર્વ Old Survey No. 43/1 and New Survey No. 132
	પશ્ચિમ ---- ---- પૂર્વ	દક્ષિણ Old Survey No. 43 & 63 Paikar Land
	દક્ષિણ	પશ્ચિમ Remaining land of Survey No. 67
૫.	૫ તબદિલ ઘનાર સ્થાવર મિલકતનું વર્ણન	City Survey No. NA249 adm. 2289.00 Sq.mtr Out of Total Land 5412.00
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર Remaining land of Survey No. 249
	ઉત્તર	પૂર્વ Old Survey No.43/1/P1 and New Survey No. 82
	પશ્ચિમ ---- ---- પૂર્વ	દક્ષિણ Old Survey No. 43/1/P1 and New Survey No. 82
	દક્ષિણ	પશ્ચિમ Old Survey No. 43/1/P2 and New Survey No. 67



પરજી નંબર: 20241101245482

પ્રિન્ટ તારીખ: 03/08/2024 16:57:40

Pages 1 Of 2

પ્રિન્ટ કર્યા તારીખ 05/08/2024 15:26:33

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2024

દસ્તાવેજ નંબર 4107 તારીખ 05/08/2024

પરિશિષ્ટ

નોંધણી અધિનિયમ-1900 ની કલમ-38 ની પેટા કલમ-3 મુજબનું ચેકલીસ્ટ

ક્ર. નં.	પ્રશ્ન	જવાબ(હા/ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુલમુખત્યારને પુછવાના પ્રશ્નો		
1	લેખમાં દર્શાવ્યા મુજબ <u>ANKLAS</u> , મહેસુલી ગામની 43/1/P2, 67, NA87, (સર્વે નંબર/ બ્લોક નંબર/ ટી.પી.નંબર /ચેક.પી.નંબર વિગેરે) ની ખેતી/બિનખેતીની મિલકતનો મિલકત ફેરખત/વેચાણ/વેચાણ લેખ કરી આપેલ છે?	હા
2	લેખમાં દર્શાવ્યા મુજબ 8516 ચો.મી. ખેતી/બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
3	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
4	અમોચે અગાઉ કોઇ અન્યને આ મિલકતનો કોઈ પણ પ્રકારનો કરાર, વેચાણ, બક્ષીસ કરી આપેલ છે કે કેમ?	ના
5	સદર મિલકત ઉપર કોઇ લોન લીધેલ હોય અને તેનો બોજો હાલમાં ચાલુમાં છે ?	ના
6	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવી, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
7	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	લાગુ પડતું નથી
	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિઓ સહી/અંગુઠાનું નિશાન કરેલ છે?	લાગુ પડતું નથી
	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	લાગુ પડતું નથી
	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો		
	દસ્તાવેજ લખી આપનાર વ્યક્તિઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
2	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિઓ એક જ છે ?	હા
3	કોઇ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી જેની તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

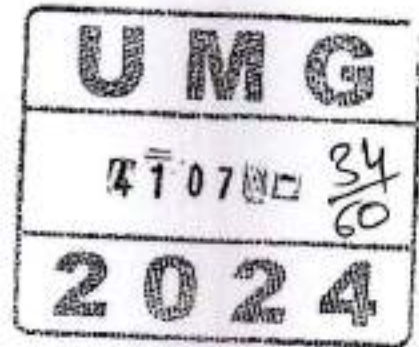
1.	
2.	D.R.B
3.	

ઓળખાણ આપનારની સહી

1.	મોહન ભુ. મામુરખા
2.	

S.R.O - UMBERGAON

સબ રજીસ્ટ્રાર



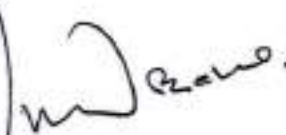
Extracts of the minutes of the meeting of the Board of Directors of
UNITEC FIBRES PVT LTD FLAT NO 3, BLDG NO 8, OSHIWARA MHADA
COMPLEX, ANDHERI, MUMBAI-400053, MAHARASHTRA ON
27.07.2024

"Resolved that authorized MR Vijay Behl to execute all documents
regarding land purchase from MR.HITESH SUNDARJI BHANUSHALI
AND MR.DIPESH RAMJI BHANUSHALI .



CERTIFY TRUE COPY

UNITEC FIBRES LTD


DIRECTOR

DATE 27.07.2024

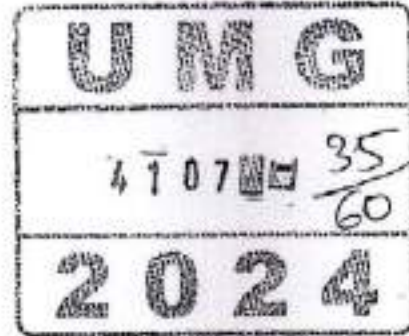


U M C

2024

- For UNITEC FIBRES LTD.

Director



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Processing Centre
Manesar, Plot No. 6,7, 8, Sector 5, IMT Manesar, Gurgaon, Haryana, 122050, India

Certificate of Incorporation Consequent upon conversion to public company

Corporate Identity Number: U17120MH2005PLC151224

IN THE MATTER OF UNITEC FIBRES PRIVATE LIMITED

I hereby certify that UNITEC FIBRES PRIVATE LIMITED which was originally incorporated on ELEVENTH day of FEBRUARY TWO THOUSAND FIVE under Companies Act, 1956 as UNITEC FIBRES PRIVATE LIMITED and upon an intimation made for conversion into public company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC, CPC vide SRN AA7535549 dated 13/06/2024 the name of the said company is this day changed to UNITEC FIBRES LIMITED

Given under my hand at ROC, CPC this THIRTEENTH day of JUNE TWO THOUSAND TWENTY FOUR

Document certified by DS CPC 1
<VIVEK.MEENA@GOV.IN>

Digitally signed by
DS CPC 1
Date: 2024.06.13-18:54:37 IST

Ibson Shah

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Central Processing Centre

Note: The corresponding form has been approved by Ibson Shah, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014

Mailing Address as per record available in Registrar of Companies office:

UNITEC FIBRES LIMITED

BLDG NO 8 FLAT NO 30SHIWARA MAHDA COMPLEX ANDHERI (W), NA, MUMBAI- 400053, Maharashtra



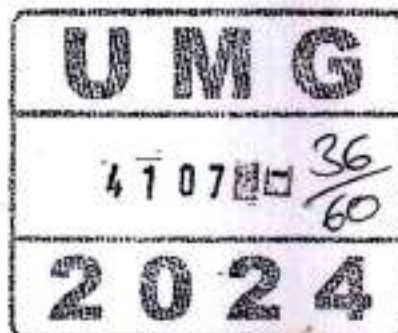
(Amended)



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AAACU7353H1Z6



1.	Legal Name	UNITEC FIBRES LIMITED		
2.	Trade Name, if any	UNITEC FIBRES LTD		
3.	Additional trade names, if any			
4.	Constitution of Business	Public Limited Company		
5.	Address of Principal Place of Business	Floor No.: GROUND FLOOR Building No./Flat No.: BLDG NO.08 FLAT NO 03 Name Of Premises/Building: OSHIWARA MHADA COMPLEX Road/Street: NEW LINK ROAD City/Town/Village: ANDHERI WEST District: Mumbai Suburban State: Maharashtra PIN Code: 400053		
	Date of Liability	01/07/2017		
7.	Date of Validity	From	01/07/2017	To Not Applicable
8.	Type of Registration	Regular		
9.	Particulars of Approving	Maharashtra Goods and Services Tax Act, 2017		

Signature

Signature Not Verified
Digitally signed by DS GOODS
AND SERVICES TAX
NETWORK 07
Date: 2024.07.29 18:15:21 IST

Name	POPAT SHRIRANG PAWAR
Designation	Deputy Commissioner of State Tax
Jurisdictional Office	MUMBAI-LTU-501
Date of issue of Certificate	29/07/2024

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 29/07/2024 by the jurisdictional authority.



U M G
147075C 32/60
2024

Annexure A

Goods and Services Tax Identification Number: 27AAACU7353H1Z6

Details of Additional Place of Business(s)

Legal Name UNITEC FIBRES LIMITED

Trade Name, if any UNITEC FIBRES LTD

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 3

- 1 E56/57, MIDC, TARAPUR, THANE, Thane, Maharashtra, 401506
- 2 N29/N30, MIDC, TARAPUR, BOISAR, Thane, Maharashtra, 401506
- 3 E12, MIDC, TARAPUR, Thane, Maharashtra, 401506

[Signature]



Annexure B



U M G
4107 38/60
2024

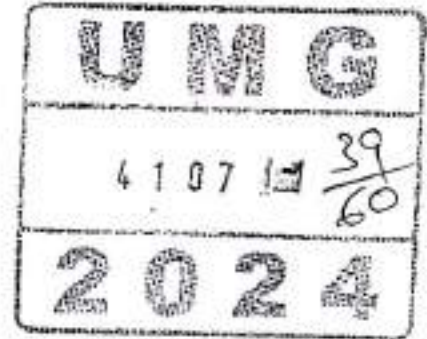
Goods and Services Tax Identification Number: 27AAACU7353H1Z6

Legal Name UNITEC FIBRES LIMITED
 Trade Name, if any UNITEC FIBRES LTD
 Additional trade names, if any

Details of Managing / Whole-time Directors and Key Managerial Persons

1	Name	VIJAY OMJAGDISH BEHL
	Designation/Status	DIRECTOR
	Resident of State	Maharashtra
2	Name	VIRANDER OMJAGDISH BEHL
	Designation/Status	DIRECTOR
	Resident of State	Maharashtra
3	Name	DEVINA VARINDER BEHL
	Designation/Status	DIRECTOR
	Resident of State	Maharashtra





For UNITEC FIBRES LTD.

Director



24/07/2024 12:16 PM

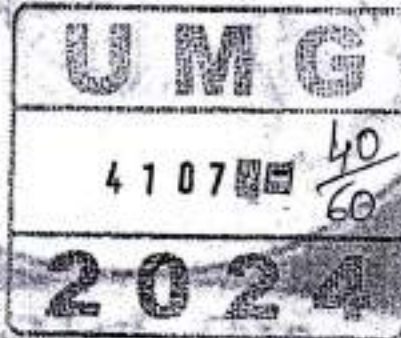
અરજી નંબર 2024884691

જીલ્લો: વલસાડ

સિટી સરવે ઓફિસ: વાપી

વોર્ડ: અંકલાસ (બીનખેતી)

અરજી નંબર : 2024884691		મિલકત ક્રાંતિ		18	
જીલ્લો: વલસાડ		સિટી સરવે ઓફિસ: વાપી		વોર્ડ: અંકલાસ (બીનખેતી)	
સરવે નંબર	ટી.પી નંબર	ફા.પ્લો.નં	સેક્ટર/ચો.સી.નં	સત્તા પ્રકાર	સરકાર ને ભરવાના આકાર અથવા ભાડા સંબંધી અને ફેર આકારથી માટે પુરી થતી મુદત સંબંધી વિગત
NA136			3136	સી. ૦	૩.૩૧૪
અરજી નું વર્ણન	મુજરાત લેન્ડ રેવન્યુ કોડની ૧૮૭૮ની કલમ ૪૮ મુજબ સરકારીને મહેસુલ ભરવા ના પાત્ર જમીનો.				
સેક્શન					
જમીન ઓફિસર ના કક્કા ને આધારે સને 2024 માં હકક પ્રાપ્તિનો આધાર/મોખી રાકવા ને પ્રમાણમાં					
અરજદાર	દિપેશ રામજી ભાનુશાહી હિનેશભાઈ સુંદરજી ભાનુશાહી હકકો કેવી રીતે મળ્યા/મળી આવે તેની સુધારા ફલેક્ટર શ્રી.વલસાડ ના બીનખેતી હુકમ ક્રમાંક : 1167/25/05/036/2024 ના 13/07/2024 ના તારીખે આ કાર્ડ બનેલ છે. (બીનખેતી હુકમ ની ગ્રામ નમુના નં 6 ની નોંધ નં : 2847)				
જા					
મોબા	(1) રૂકો [289]				
જાહેર					
સંબંધ	ફેરકારની વિગત	નવા પાસલ કરનાર(થી) પ્રકાર(ય)	નિર્ણય(પ્રમાણિત, નામગીર) સહી અને તારીખ		
		અથવા બીજા બોલ(ઓ)			



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DS O/O THE SETTLEMENT COMMISSIONER
AND DIRECTOR OF LAND RECORDS 1
GOVERNMENT OF GUJARAT
Date: 24-07-2024 12:19:40 IST
CSS VAPI

2024884691

જાહેર મુદતના વિગતો કેન્દ્ર, મુજરાત રાજ્ય

વેચાણ નકલ અંકિ રૂ.5/-મળેલ છે આભાર સહ

24/07/2024 12:23 PM

અરજી નંબર 2024884730

જીલ્લો: વલસાડ

સિટી સરવે ઓફિસ: વાપી

વોર્ડ: અંકલાસ (બીનખેતી)

અરજી નંબર : 2024884730		મિલકત કાર્ડ		16	
જીલ્લો: વલસાડ		સિટી સરવે ઓફિસ: વાપી		વોર્ડ: અંકલાસ (બીનખેતી)	
સરવે નંબર	ટી.પી નંબર	ફા.પ્લો.નં	સેપ્ટેન્ડ/ચો.મી.	અન્ય પ્રકાર	સરકાર ને ભરવાના આકર અથવા ભાડા સંબંધી અને ફેર આકરની માટે પુરી થતી મુદત સંબંધી વિગત
NA141			25975	સી-૮	રૂ.2598
આકર નું વર્ણન મુજબાત લેન્ડ રેવન્યુ કોડની ૧૮૭૮ની કલમ ૪૮ હેઠળ સરકારશ્રીને સંપૂર્ણ ભરવાનો પાત્ર જમીનો.					
સરવે					
સરવે ઓફિસર ના કક્ષ ને આધારે સને 2024 માં હકક પ્રાપ્તિની આધાર રાશી રાકવા ને પ્રમાણિત.					
સંસ્કાર દિવેશ રામજી બાનુશાલી હિનેશભાઈ સુંદરજી બાનુશાલી હકકો કેવી રીતે મળ્યા/મળી આવેલા સુબી કલેક્ટર શ્રી.વલસાડના બીનખેતી હુકમ ક્રમાંક: 1165/25/05/036/2024 તા. 13/07/2024 સામે આરજી કર્ડ અનેલ છે. (બીનખેતી હુકમ ની ગામ નમુના નં 6 ની નોંધ નં: 2845)					
સર					
અન્ય					
અન્ય					
સર નંબર	ફરદારની વિગત		નવા ભારતીય કરનાર/પોર્ટ પટેલ(ક)		નિર્ણાયક(પ્રમાણિત, નામગર)
			અથવા બીજા બોલબોલ(ઈ)		સુધી અને નારીય



2024884730



Digitally signed by:

DS O/O THE SETTLEMENT COMMISSIONER
AND DIRECTOR OF LAND RECORDS 1

GOVERNMENT OF GUJARAT

Date: 24-07-2024 12:25:25 IST

CSS VAPI

અન્ય સરવે મુજબાત વિગત કેન્દ્ર : મુજબાત સરવે

વેચાણ નકલ અંકે રૂ.5/-મળેલ છે આભાર સહ

24/07/2024 12:41 PM

અરજી નંબર 2024884865

જીલ્લો: વલસાડ

સિટી સરવે ઓફિસ: વાપી

વોર્ડ: અંકલાસ (બીનખેતી)

અરજી નં: 2024884865		મિલકત કાર્ડ			
જીલ્લો: વલસાડ		સિટી સરવે ઓફિસ: વાપી		વોર્ડ: અંકલાસ (બીનખેતી)	
સરવે નંબર	ટી.પી નંબર	ફા.પ્લો.નં	સેક્ટર/ચો.મી.	સત્તા પ્રકાર	સરકાર ને ભરવાના આકાર અથવા બાહ્ય સંબંધી અને ફેર બાકારથી માટે પુરી થતી મુદત સંબંધી વિગત
NA249			5432	સી. ૮	૩.541
આર નું વર્ણન ગુજરાત લેન્ડ રેવન્યુ કોડની ૧૮૭૯ની કલમ ૪૮૨(૧) સરકારીને માલિકીમાં રહેતી જમીનો.					
જમીન					
જમીન ઓફિસ ના દસ્તાવે ને આધારે સને 2024 માં હકક પ્રાપ્તિનો આદેશ (ડીપી) રજાવા ને પ્રમાણમાં					
અરજદાર	દિપેશ રામજી બાનુશાલી બિનેશભાઈ સુંદરજી બાનુશાલી હકકો કેવી રીતે મળ્યા(મળી આવે ત્યાં ચુકી) એવેક્ટર શ્રી.વલસાડ ના બીનખેતી પુકમ ક્રમાંક : 1164/25/05/036/2024 તા. 13/07/2024 લાગુ કરેલા કાર્ડ બનેલ છે. (બીનખેતી પુકમ ની ગેમ નંબર નં 6 ની નોંધ નં : 2844)				
જિલ્લો					
સબ-જિલ્લો					
સબ-જિલ્લો					
અરજી નંબર	ફેરફારની વિગત	નવો/પાલ્લવ કરનાર(સી.પ્રકાર/સી.પ્રકાર/સી.પ્રકાર) અથવા બીજા બોજાઓ(ઈ)		નિર્ણય (પ્રમાણિત, નામંદુર) અથવા નાસીબ	



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DS O/O THE SETTLEMENT COMMISSIONER
AND DIRECTOR OF LAND RECORDS 1
GOVERNMENT OF GUJARAT
Date: 24-07-2024 12:43:19 IST
CS8 VAPI

2024884865

જનરલ મેજિસ્ટ્રેટ સુચના વિભાગ કેન્દ્ર, ગુજરાત સરકાર

વેચાણ નકલ અક્રિ ૩.5/-મળેલ છે આભાર સહ

on 24/07/2024 12:47 PM

અરજી નંબર 2024884902

જાહેર: વલસાડ

સિટી સરવે ઓફિસ: વાપી

વોર્ડ: અંકવાસ (બીનખેતી)

અરજી નંબર: 2024884902		મિલકત કાર્ડ		10	
જાહેર: વલસાડ		સિટી સરવે ઓફિસ: વાપી		વોર્ડ: અંકવાસ (બીનખેતી)	
સરવે નંબર	ટી.પી નંબર	ફા.પ્લો.નં	લેટાઉટ(ચો.મી.)	સત્તા પ્રકાર	સરકાર ને ભરવાના આદર અથવા ભાડા સંબંધી અને ફેર આકારની માટે પુરી થતી મુદત સંબંધી વિગત
NA132			5159	સી.પી.ડી.	3.516
અરજી નું વર્ણન: ગુજરાત લેન્ડ રેવન્યુ કોડની ૧૮૭૯ની કલમ ૪૮ હેઠળ સરકારશ્રીને સંતોષકારક ભરવાનો પાત્ર જમીનો.					
સરકાર ના કચેરાય ને આધારે સને 2024 માં હાલ પ્રાપ્તિની આધાર (ફોટો) કલમ ને પ્રમાણિત.					
સરનામું	દિવેશ રામજી ભાનુશાહી હિતેશભાઈ સુંદરજી ભાનુશાહી હાલકો કેવી રીતે મળ્યા(મળી આવે ત્યાં સુધી) કલેક્ટર શ્રી વલસાડ ના બીનખેતી હુકમ ક્રમાંક : 1166/25/05/036/2024 ના 13/07/2024 ના આધારે આ કાર્ડ બનેલ છે, (બીનખેતી હુકમ ની ગ્રામ નમુના નં 6 ની નોંધ નં : 2846)				
સરનામું					
સરનામું					
સરનામું					
સરનામું	ફેરફારની વિગત	નવો સરવેશ્વરનાર(જો પટ્ટા હોય)	નિર્ણય(પ્રમાણિત, નામગુરુ)		
સરનામું		અથવા બીજા બોજા(ઈ)	અથવા બીજા બોજા(ઈ)		



Digitally signed by:
DS O/O THE SETTLEMENT COMMISSIONER
AND DIRECTOR OF LAND RECORDS 1
GOVERNMENT OF GUJARAT
Date: 24-07-2024 12:48:17 IST
CSS VAPI

2024884902

અરજી નું મુખ્ય વિભાગ કેન્દ્ર : ગુજરાત સરકાર

વેચાણ નકલ અંક ૩.5/-મળેલ છે આભાર સહ _____

પૃષ્ઠ 1 of 1

શીટ નંબર: NA99

સિટી સરવે નંબર: NA132

કાર્ડ નંબર: 10

On 24/07/2024 12:33 PM

અરજી નંબર 2024884799

જીલ્લો: વલસાડ

સિટી સરવે ઓફિસ: વાપી

વોડ: અંકલાસ (બીનખેતી)

અરજી નંબર : 2024884799		મિલકત કાર્ડ		20	
જીલ્લો: વલસાડ		સિટી સરવે ઓફિસ: વાપી		વોડ: અંકલાસ (બીનખેતી)	
સિટી સરવે નંબર	ટી.પી નંબર	ફા.પ્લો.નં	સેક્ટર/સી.પી.	સત્તાધિકાર	સરકાર ને જમવાના આકાર અથવા ભાડા સંબંધી અને ફેર આકારની માટે પુરી થતી મુદત સંબંધી વિગત
NA67			19760	સી. ૦	૩.1376
અરજી નું વર્ણન	ગુજરાત લેન્ડ રેવન્યુ કોડની ૧૮૭૯ની કલમ ૪૮ હેઠળ સરકારશ્રીને મોકલેલ ખતવાને ખાત્ર જમીનો.				
જમીન					
સરવે ઓફિસર ના હસ્તાવે ને આધારે સને 2024 માં હક્ક પ્રાપ્તિ નો આધાર (શોષી થયેલ ને અમાલમાં)					
સરનામું	દિપેશ રામજી ભાનુશાલી ચિનેશભાઈ સુંદરજી ભાનુશાલી હક્કો કેવી રીતે મળ્યા(મળી આવે ત્યાં સુધી) ફલેક્ટર શ્રી.વલસાડ ના બીનખેતી હુકમ ક્રમાંક : 1188/25/05/036/2024 તા. 16/07/2024 ના આધારે આ કાર્ડ બનેલ છે. (બીનખેતી હુકમ ની જામતમુદત નં 6 ની નોંધ નં : 2868)				
સર					
અધિકાર					
અધિકાર					
અરજી નંબર	ફેરફારની વિગત	સરનામું કલાર(શી) ફેરફાર(શી)	જામતમુદત, જામતમુદત		
		અથવા બીજા બીજાઓ(ઈ)	સરવે અને તારીખ		



Digitally signed by:

DS OJO THE SETTLEMENT COMMISSIONER AND DIRECTOR OF LAND RECORDS 1

GOVERNMENT OF GUJARAT

Date: 24-07-2024 12:36:12 IST

CSS VAPI

2024884799

અરજી સુચના વિભાગ કેન્દ્ર, ગુજરાત રાજ્ય

વેચાણ નકલ અકે ૩.5/-મળેલ છે આભાર સહ _____

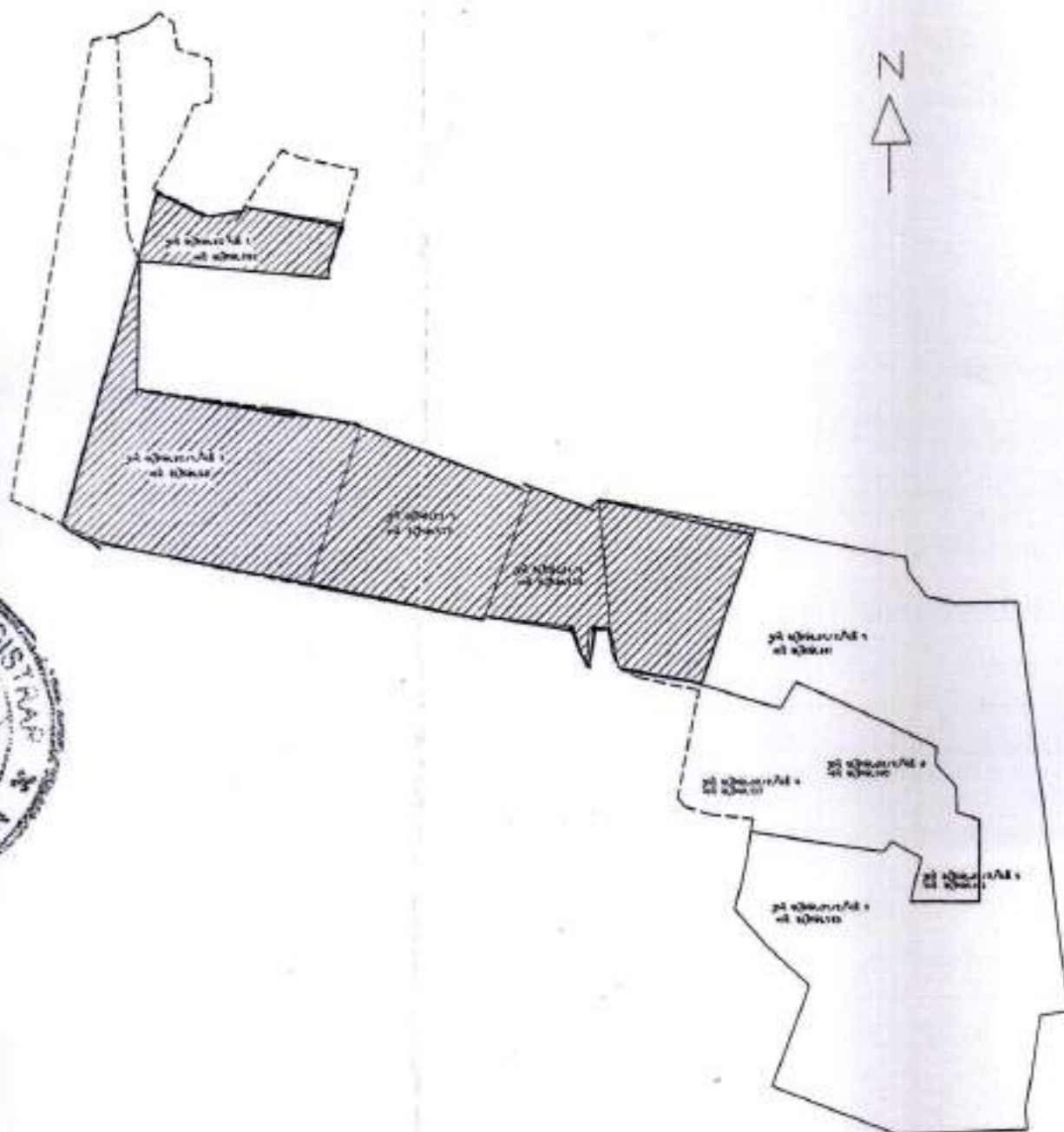
Page 1 of 1

શીટ નંબર: NA99

સિટી સરવે નંબર: NA67

કાર્ડ નંબર: 20

2024



Director

B. L. S.

D, R, B



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

ભાગીદાર ક્રમ નંબર / Enrolment No.: 1187/52020/00249

To
હિતેશ ભાનુશાલી
Hitesh Bhanushali
S/O: Sundarji Bhanushali
Iaxmi nivas, plot no 227/2/P5
sardar nagar
sarigam
Sarigam
Sarigam
Valsad Gujarat - 396155
9824543526

Download Date: 25/07/2017

Generation Date: 25/07/2017



મારો આધાર નંબર / Your Aadhaar No. :

8479

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



હિતેશ ભાનુશાલી
Hitesh Bhanushali
જન્મ તારીખ/DOB: 25/07/1985
પુરુષ/ MALE

8479

મારો આધાર, મારી ઓળખ



Government of India



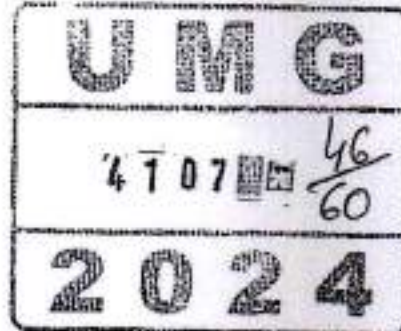
સુચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નથી.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા માત્ર કરી.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:

S/O: Sundarji Bhanushali, Iaxmi
nivas, plot no 227/2/P5, sardar
nagar, sarigam, Sarigam,
Valsad,
Gujarat - 396155

સરનામું :

S/O: સુદરજી ભાનુશાલી, હાક્મી નિવાસ,
પ્લોટ નો 227/2/પી5, સરદાર નગર,
સરીગમ, સરીગમ, વાલસાડ,
ગુજરાત - 396155

8479

Handwritten signature



Devi's



U M G

4107

48/60

2024



આધાર



Government of India



AADHAAR

ભારત સરકાર

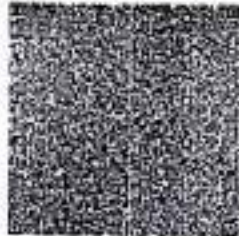
Unique Identification Authority of India
Government of India

નિર્માણ ક્રમ સંખ્યા / Enrolment No.: 0000/00389/47254

To
ડીપેશ ભાનુશાલી
Dipesh Bhanushali
S/O: Ramji Bhanushali
Iaxmi niwas, plot no 227/2/PS,
sardar nagar
sarigam
Sarigam
Sarigam
Valsad Gujarat - 396155
9898426644

Download Date: 02/06/2018

Signature Verified
પ્રમાણિત સહી
જનતા યોજના



QR Code with Photograph

તમારો આધાર નંબર / Your Aadhaar No. :

1300

VID : 9193 0614 9869 0117

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



ડીપેશ ભાનુશાલી
Dipesh Bhanushali
જન્મ તારીખ/DOB: 17/09/1997
પુરુષ/ MALE



1300

VID : 9193 0614 9869 0117

મારો આધાર, મારી ઓળખ



ભારતીય યુનિયન સરકાર
Government of India

સરનામું :
S/O: રામજી ભાનુશાલી, લક્ષ્મી નિવાસ, પ્લોટ નો
227/2/PS, સરદાર નગર, સરીગમ, સરીગમ,
વાલસાડ,
ગુજરાત - 396155

Address:
S/O: Ramji Bhanushali, Iaxmi niwas, plot
no 227/2/PS, sardar nagar, sarigam,
Sarigam, Valsad,
Gujarat - 396155



QR Code with Photograph

1300

VID : 9193 0614 9869 0117

D.R.B

U M G	
4107	49/60
2024	

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	
नाम (Name) DISHA RANA	आयकर पहचान संख्या (PAN) EDUPB5680M
पता (Address) H.NO. 123, MAIN ROAD, DELHI	सहचर (Signature)
जन्म तिथि (Date of Birth) 17/08/1995	पंजीकृत (Registered)

D. R. B



INDIA NON JUDICIAL
Government of Gujarat



सत्यमेव जयते

Certificate of Stamp Duty

Rs.
50



Certificate No. : IN-GJ40850967250216W
Certificate Issued Date : 03-Aug-2024 06:02 PM
Account Reference : IMPACC (SV)/ gj13124004/ VALSAD/ GJVL
Unique Doc. Reference : SUBIN-GJGJ1312400499071443856336W
Purchased by : HITESH SUNDARJI BHANUSHALI AND OTHERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : HITESH SUNDARJI BHANUSHALI AND OTHERS
Second Party : Not Applicable
Stamp Duty Paid By : HITESH SUNDARJI BHANUSHALI AND OTHERS
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Serial No. : 6760
Date : 03/08/24



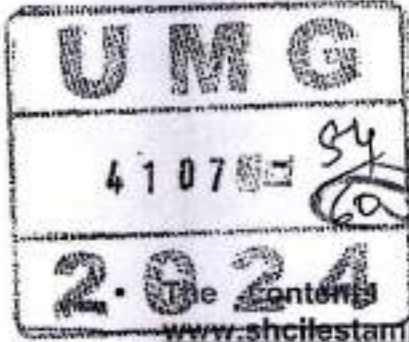
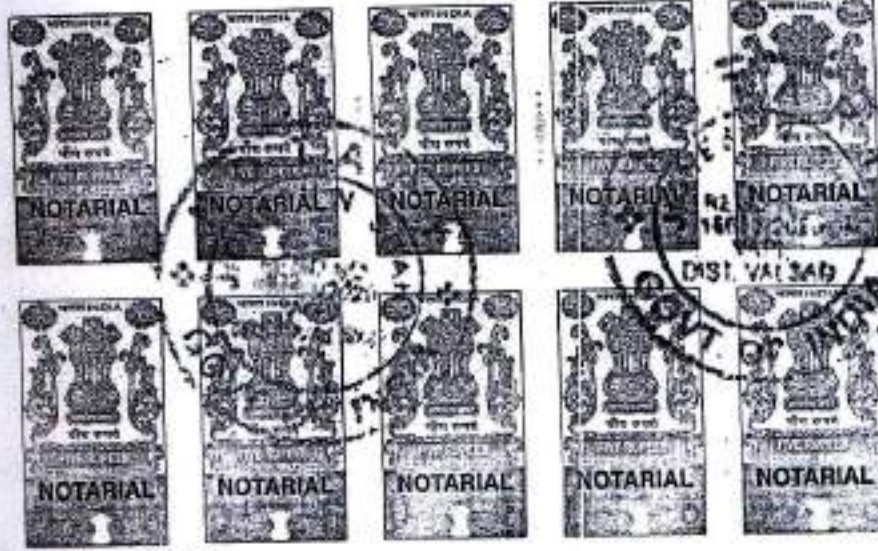
0007981136

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.ancilstamp.com or using the Stamp Mobile App of State/Union Territory.
2. Any discrepancy in the details on this certificate will be available on the website / Mobile App and it is invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

ખુટતી સ્ટેમ્પ ડ્યુટીની રકમ જેટલો દંડ ને પાત્ર છે. તેની મને જાણ છે.

પાના...નં..૩



NOTICE

The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

:: ૩ ::

૪. સદરહું સોગંદનામું અમોએ સબ રજીસ્ટ્રારશ્રી ઉમરગામ સમક્ષ રજુ કરેલ દસ્તાવેજની નોંધણીના કામે ઉપરોક્ત મીલકત સ્થળ ઉપર ખુલ્લી આવેલ છે અને તેમાં કોઈપણ પ્રકારનું બાંધકામ કે સ્ટ્રક્ચર દસ્તાવેજ કર્યાના રોજ થયેલ નથી તે બાબતની સાબિતી સારૂ રજુ કરવા માટે કરેલ છે.
૫. નોંધણી અધિનિયમ-૧૯૦૮ હેઠળ ખોટાં કથનો કરવા માટે સાત વર્ષ સુધીની કેદની અથવા દંડની શિક્ષા અથવા તે બંને શિક્ષા થઈ શકે છે તેવી જોગવાઈ અમારી જાણમાં છે.
૬. ઉપર જણાવેલ તમામ હકીકત હમારી જાણ મુજબ સાચી અને બરાબર છે. ખોટું સોગંદનામું કરવું ફોજદારી ગુનો બને છે. તે હકીકત હમો જાણીએ છીએ અને નીચે સહી કરેલ છે.

તારીખ : ૦૩/૦૮/૨૦૨૪
સ્થળ : વાપી

[Signature]

(૧) હિતેશ સુંદરજી બાનુશાલી,

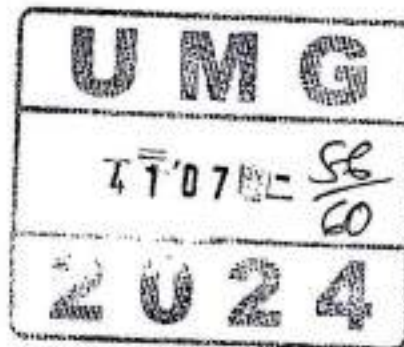


[Signature]

(૨) દિપેશ રામજી બાનુશાલી,



I KNOW THE DEPONENT
WHO SIGNED BEFORE ME
Witness as to signature only
Documents not Properly
Reviewed Advice upon



[Signature]
HIGNESH N. SHAH
ADVOCATE & NOTARY
VAPI, DIST. VALSAD
GOVT. OF INDIA

BOOK No. ૦૭
Page No. ૬૬
Serial No. ૬૭૬૦
Date ૦૩/૦૮/૨૪

(G2.0) 05/08/2024 3:33 PM

UMG		
4107	57	60
2024		

Serial No. 4107 Presented of the office of the
Sub-Registrar of S.R.O - UMBERGAON
Between the hour of 15 To 16 on Date
05/08/2024

Receipt No :- 202423500007896

Received Fees as following

Rs.

Registration

1021890.00

Side Copy Fee (100)

2000.00

Other Fees

0.00

TOTAL :-

1023890.00



Document Type: Conveyance/Sale : Conveyance /Sale
20240802191708571

Hitesh

HITESH SUNDARJI BHANUSHALI

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Executing

1 HITESH SUNDARJI BHANUSHALI

38



Hitesh

,SARDAR
NAGAR,,SARIGAM,UMBERGAON
(ઉમરગામ), VALSAD (વલસાડ), GUJARAT
(ગુજરાત), 396155
PANNO:ANZPB6133F

Executing

2 DIPESH RAMJI BHANUSHALI

26



D. R. B

,SARDAR
NAGAR,,SARIGAM,UMBERGAON
(ઉમરગામ), VALSAD (વલસાડ), GUJARAT
(ગુજરાત), 396155
PANNO:EDPPB5866M

Executing Party
admits execution

D. R. B

(G2.0) 05/08/2024 3:33 PM

UMG		
4107	58	60
2024		

1 Mohan Govindji Bhanushali
,Thane,,Thane,Thane (Thane),Thane
(Thane),MAHARASHTRA (महाराष्ट्र),400604



2 RAMESH JAGJIVAN PATEL
,MUMBAI,,MUMBAI,Mumbai City (Mumbai City),Mumbai City
(Mumbai City),MAHARASHTRA (महाराष्ट्र),400077



State that they personally known above named
executant and Indetifies him/them.

1 2150.05.211111

2 2150.05.211111

Date: 5 Month: August -2024

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Circular No.: EJRV/VAHAT/347/2014/13001 to 13364

That explained about details of document to party no. as per circular
no. EJRV/VAHAT/347/2014/13001 to 13364 and circular no.
EJRV/VAHAT/347/2014/32392 to 32757, dated: 11/11/2016 of Inspector general of
registration, gujarat state, gandhinagar, and confirmed their identity by identifiers and
completed thr procedure as per section - 34,35,58 and 59 of registration act., 1908.

B

BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

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Produced Form No.1
for finalise the Marketvalue.

Date: 05/08/2024


BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Verified PAN No/GIR No as per
IncomeTax Rules 1962.

Executant No 1,2

Claiment No

Confirmer No

Date: 05/08/2024


BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date: 05/08/2024


BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON

નોંધણી સર નિરીક્ષકશ્રીના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૦૨/
૨૦૨૦/૩૫૩૭૮ તા.૨૩/૧૦/૨૦૨૦ અન્વયે ખુલ્લા પ્લોટનું સોગંદનામું
રજૂ કર્યું.

તારીખ: 05/08/2024


BHARGAVKUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON



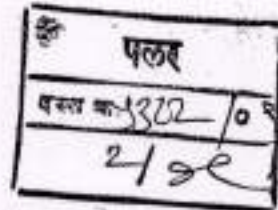
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2024		

1	Book No.	4107	Registered No.
Date: 05-08-2024			


BHARGAV KUMAR HARILAL PATEL
Sub Registrar
S.R.O - UMBERGAON





Received Adj. Fee Rs. 100/-
Vide challan No./Receipt No. 911 Date 24/10/09

[Signature]
Collector of Stamps Thane Rural

जा. क्र. 0089 दि 24/10/09

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 822/09 Date 24/10/09
Received from Shri M/S. United Fibres Pvt Ltd residing at
Mumbai Stamp Duty Rs. 5,25,000/-
(Rupees Five lakh twenty five thousand only) in the State Bank of
India Branch Thane vide Challan No. 19/11/09 Dated 19/11/09

Certified under Section 32(1)(b) of the Bombay Stamp Act 1958 that the full Stamp
Duty of Rs. 5,25,000/- with which this instrument is chargeable has been paid
vide Article No. 25(b) of Schedule

This certificate is subject to the provision of section 53(A) of Bombay Stamp Act, 1958

Place Thane

Date : 23-11-09

[Signature]
Collector of Stamps Thane Rural

M.V. Rs. 1,75,00,000/-



DEED OF ASSIGNMENT AND TRANSFER *

THIS DEED OF ASSIGNMENT AND TRANSFER made and
entered at BOISAR on this 25th day of NOV 2009
between Shri Ramchand Thakurdas Jhamtani, residing at 19-A,
Tulip's, 4th Road, Union Park, Pali Hill, Khar (West), Mumbai : 400
052, hereinafter referred to as **Assignor** (which expression unless
it be repugnant to the context or meaning shall be deemed to
include him, his legal heirs, executors, administrators, and/or
assigns) of the One Part.

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इसल नं. 4312/05
3/9

AND

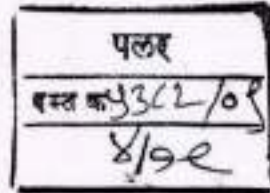
M/s. Unitec Fibres (P) Limited, a company Incorporated and Registered as per Provisions of Companies Act, 1956, having registered office at Flat No. 003, Building No. 8, Oshiwara Mhada Complex, Andheri (West), Mumbai : 400 053, hereinafter referred to as Assignee (which expression unless it be repugnant to the context or meaning shall be deemed to include its successors, executors, administrators and assigns) of the Other Part.

WHEREAS:-

1. One Shri Pradip Kumar Jain, Proprietor had acquired Plot No. N-29, MIDC, Tarapur, District : Thane from MIDC in terms of Agreement to Lease dated 28-02-1983.
2. The factory building admeasuring 810 sq. mtrs. was constructed on the said plot for which the BCC was granted by MIDC.
3. The said Shri Pradip Kumar Jain, Proprietor transferred his leasehold rights, title and interests in the said plot under or benefit of the said Agreement to Lease dated 28-02-1983 in favour of Shri Ramchand Thakurdas Jhamtani, Proprietor i.e. Assignor here.
4. The MIDC vide its order dated 25-02-2009 transferred the said plot in favour of Shri Ramchand Thakurdas Jhamtani, Proprietor i.e. Assignor here. By the said order, it was construed and declared that the Agreement to Lease dated 28-02-1983 was as if executed in favour of Shri Ramchand Thakurdas Jhamtani, Proprietor and he shall be entitled for the grant of lease in his favour of the said plot of land. In this way, the Assignor became the Licensee of the plot and solely eligible for grant of lease of the said plot from MIDC.



[Handwritten signatures]

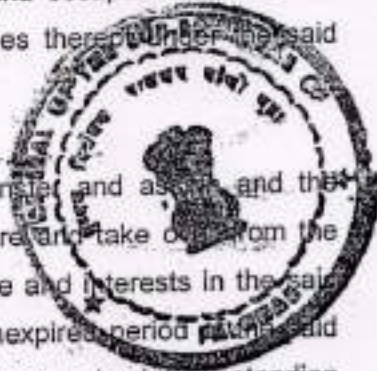


5. By a Lease Deed dated 03.05.2009 made between Maharashtra Industrial Development Corporation (MIDC) of the First Part and Shri. Pradipkumar Jain having his address at 304/B, Jeevan Vihar, Manav Mandir Road, Walkeshwar, Mumbai- 400006 thereafter called the confirming party of the Second Part & Shri Ramchand T. Jhamthani there in called the lessee and hereinafter called the assignor of the third part, the MIDC granted lease of Plot No. N-29 in Tarapur Industrial Area, MIDC within the village limits of Pamtembi, Tal-Palghar, Dist. Thane admeasuring 4050 sq. mtrs. to the assignor for the term of 95 years commencing from 01.03.1983 upon the performance and observance of the obligations and conditions contained in the said lease. The said lease in duplicate is registered with the office of the sub registrar of assurances at Palghar under Sr. No. PLR-2882/ 09 and PLR-2883/09 on 23.07.2009.



6. In this way the Assignor is entitled to all the leasehold rights and hereditament and the use and occupation of the said demised premises as the Lessees thereon under the said lease deed.

7. The Assignor has agreed to transfer and assign and the Assignees have agreed to acquire and take over from the Assignor his leasehold rights, title and interests in the said demised premises for residue unexpired period of the said lease and the building, structures absolutely standing thereon or any part or portion thereof for the lumpsum price of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) and upon the terms and subject to the conditions hereinafter appearing and subject to the terms and conditions in the said lease deed.



[Handwritten signatures]

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वस्तु क्र 4722/05
4/9e

8. As required under sub clause (w) of clause 2 of the said lease deed the Assignor applied to the Lessor for consent for assignment and transfer of the leasehold rights, title and interests in the demised premises in favour of the assignees.

9. By its order dated 30-09-2009 bearing Ref. No. MIDC/ROT-I/TRP/ Plot No.N-29/4750 the MIDC i.e. Lessor has accorded its consent in writing for assignment and transfer of the rights, title and interests of the Assignor in favour of the Assignees in respect of the demised premises subject to the terms and conditions contained therein, a copy where of is hereto.

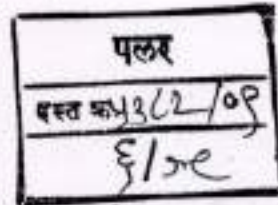
10. The Assignor do hereby confirm and declare that it had duly complied with and carried out all the said terms and conditions contained in the said MIDC order dated 30-09-2009 to the satisfaction of the Lessor viz. the said MIDC.

11. The Assignor do hereby declare and represent to the Assignees that there are no encumbrances, lien, charge or mortgage subsisting in respect of the demised premises or part thereof and that the demised premises are free from all encumbrances claims, and demands of any nature whatsoever.

The Assignee have requested the Assignor to execute these presents for the assignment of demised premises in their favour in terms of sub-clause (x) of clause 2 of the said lease deed which the Assignor has agreed to do in the manner herein after appearing.



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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS :-

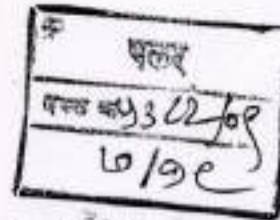
1. In pursuance of the said agreement and in consideration of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) paid by the Assignees to the Assignor, the Assignor do and doth hereby assign, transfer and assure UNTO the Assignees and Assignees acquire and take over from the Assignor ALL THAT his rights, title and interests in the demised premises being all that the leasehold piece or parcel of land or ground hereditaments, and factory building standing thereon, bearing Plot No. N-29, admeasuring 4050 sq. mtrs in the Tarapur, Industrial Area of MIDC, within the village limits of Pamtembhi, Taluka and Registration Sub-District Palghar, District and Registration District Thane and more particularly described in the first schedule hereunder written AND TOGETHER ALSO WITH factory building admeasuring 817.12 sq. mtrs., standing thereon as the lessees thereof for the residual unexpired term under the said lease deed dated 03-05-2009. SUBJECT TO the payment of the yearly rent reserved by the said lease and the covenants and conditions therein contained and hence forth to be paid, observed and performed by the Assignee.



The Assignor hereby covenant with the Assignee, that not withstanding any act, deed matter or thing whatsoever by the Assignor by from, under or in trust for them or any of them made, done, omitted or knowingly or willingly suffered to the contrary the said lease deed dated 03-05-2009 is now a good, valid effective and subsisting lease of the said premises so demised.

3. The amount of consideration of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) payable by the Assignee to the Assignor, in consideration of the Assignor

[Handwritten signatures]



assigning, transferring and assuring unto the Assignees all its rights, title and interests in the demised premises is paid by the Assignees in the following manner.

a) Rs. 1,00,000/- (Rupees One Lakhs Only) is paid vide a Cheque bearing No. 535492 dated 25.06.2009 drawn on Bank of Baroda.

b) Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) is paid vide Cheque bearing No. 538577 dated 16.07.2009 drawn on Bank of Baroda.

2 DD'S
with vijay sir

c) Rs. 1,25,00,000/- (Rupees one Crores Twenty Five Lakhs Only) is paid on 21/11/09 by a Cheque bearing No. 643885 dated 21/11/09 drawn on Bank of Baroda.

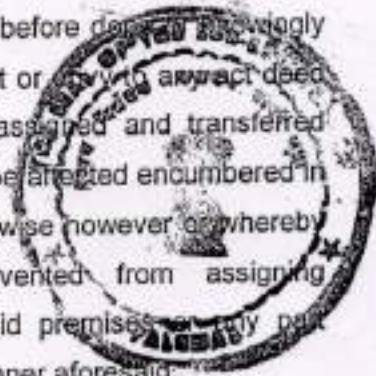
d) Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) is paid on 21/11/09 by DD bearing no 643886 dt 21/11/09.

The Assignor doth hereby admit and acknowledges the receipt of the payment as above from the Assignees.



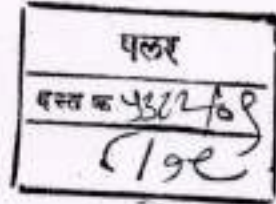
4. The Assignor has handed over the vacant and peaceful possession of the premises on execution of this Deed of Assignment and receipt of full consideration amount.

5. The Assignor do and DOTH hereby covenant with Assignee that it has not at any time hereto before ~~done~~ ^{voluntarily} or willingly suffered or been a part or ~~party to any deed~~ or thing whereby the premises assigned and transferred under these presents are or may be affected encumbered in title estate or whatsoever or otherwise ~~nowever~~ ^{nowever} whereby the Assignor is anyway prevented from assigning transferring and assuring the said premises or any part thereof to the Assignee in the manner aforesaid.



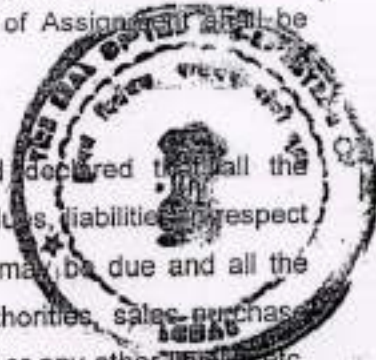
6. The Assignor do and DOTH hereby further covenant with the Assignee that the said premises shall be quietly held and enjoyed by the Assignee without any interruption from any

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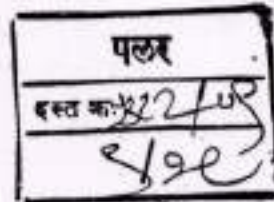


other person whatsoever or anybody claiming to be through the Assignor.

7. The Assignee have examined the title of the Assignor to the said premises and has accepted the same and no requisitions or objections shall be made or raised in regard thereto.
8. The Assignee hereby covenant with the Assignor that they shall comply with all the terms and conditions contained in the said Lease and shall pay the rent reserved there under and shall indemnify and keep indemnified the Assignor of and from any claim that may arise on account of non payment of rent or non observance or non performance or breach of any of the covenant conditions and stipulations of the Lease Deed.
9. The Assignor will execute or give any such assurances deed or thing necessary for further and more perfectly assuring and transferring the said premises in favour of the Assignee and for giving full and complete effect to the true meaning and intent of these presents as may be required usually. The cost such as MIDC transfer charges, stamp duty and registration charges for this Deed of Assignment shall be borne by the Assignees.
10. AND IT IS HEREBY agreed and declared that all the liabilities as to rents, rates, taxes, dues, liabilities in respect of the said premises if any which may be due and all the MIDC charges if any and local authorities, sales purchase tax, excise duty, dues of the labour or any other liability etc. related to the business of the Assignor outstanding upto this date shall be paid and satisfied by the Assignor.



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IN WITNESS WHEREOF the Parties hereto have subscribed their respective hands on these presents on the day, month and year first mentioned hereinabove.

THE SCHEDULE ABOVE REFERRED TO
(Description of land)

All that piece or parcel of land bearing Plot No. N-29 in Tarapur Industrial Area, MIDC within the village limits of Pantembhi Tal-Palghar, Dist. Thane admeasuring 4050 sq. mtrs. and factory building admeasuring 817.12 sq. mtrs. constructed and bounded as follows, that is to say

- On or towards the North by : Road (R/w. 30.5 m)
On or towards the South by : Part of Plot No. N-32 & N-33
On or towards the West by : Plot No N-28
On or towards the East by : Plot No N-30



SIGNED AND DELIVERED by within named Assignor **SHRI RAMCHAND THAKURDAS JHAMTHANI** in the presence of

1. Umesh Chakradar Chaturvedi
2. Yogesh Sawane



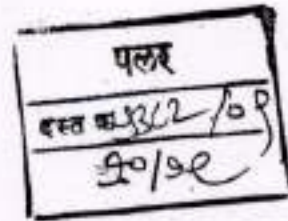
COMMON SEAL of M/S. UNITEC FIBRES (P) LTD., the Assignee is affixed pursuant to the Resolution passed by its Board of Directors on 23/11/09 in the presence of **Shri Virender Behl** the Director of the Company who has signed these presents in the presence of

1. Shital Patel
2. F.S. Poojari

Handwritten signature 'Virender Behl'.



RECEIPT



RECEIVED from , M/S. UNITEC FIBRES (P) LTD., the Assignee the sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) being the consideration paid in the following manner.

a) Rs. 1,00,000/- (Rupees One Lakhs Only) is paid vide Cheque bearing No. 535492 dated 25.06.2009 drawn on Bank of Baroda.

b) Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) is paid vide Cheque bearing No. 538577 dated 16.07.2009 drawn on Bank of Baroda.

c) Rs. 1,25,00,000 /- (Rupees one Crores Twenty five (an) Only) is paid on 27/11/09 by a Cheque bearing No. 643885 dated 21/11/09 drawn on Bank of Baroda. ✓

d) Rs. 25,00,000/- (Rupees Twenty five (an) only) is Paid on 27/11/09 by a cheque bearing no 643886 dt. 21/11/09 drawn on Bank of Baroda. ✓

I SAY RECEIVED

SHRI RAMCHAND THAKURDAS JHAMTHANI

Witnesses :

1. Shital Patel

2. Umesh Gaikwad



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-22-25820703 +91-22-25829
Fax : +91-22-25821886
Email : rothane@midcindia.org

Regional Office, Thane
MIDC, Thane Region.
Office Complex Building, 1st Floor
Near Waale Estate, Octroi Naka
THANE
400604

By regd. Post A.D.

No. ROT-I/TRP/PLOT NO. N-29 / 4750

Date : 30 SEP 2009



Sub : Plot No. N-29 in TARAPUR INDUSTRIAL AREA
Request for grant of consent for transfer of...
Read: Letter dated 13-Aug-2009 & 25-Sept-2009 from
SHRI RAMCHAND T. JHAMTANI, PROPRIETOR

ORDER

फलर
दस्तावेज 33(2/09)
99/90

Lease dated : 03-July-2009
Lessee :
SHRI RAMCHAND T. JHAMTANI, PROPRIETOR
Transferee :
M/S. UNITEC FIBRES PVT. LTD.

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s the Corporation in consideration of the stipulations and conditions on the part of the Lessee(s) therein contained, agreed to grant in favour of the Lessee(s) a Lease of above plot of land and the building and erections erected thereon in the manner specified in the said Lease. The Lessee(s) in pursuance of sub-clause (w) of Clause 2 of the said Lease represented to the Corporation for grant to him/them/it of consent for transfer and assignment of his/their/its of consent for transfer and assignment of his/their/its interest under or the benefit of the said Lease in favour of :

M/S. UNITEC FIBRES PVT. LTD.

(hereinafter called "the transferee/s"). The Corporation has after due consideration of the said request of the Lessee/s decided to grant its consent to the transfer and assignments of his/their/its interest under the said Agreement For Mfg. of Chemical i.e. Light Sensitive Solutions subject to the following conditions :

(a) The consent hereby granted is subject to The payment to the Corporation by the Lessee/s of the sum of Rs.1,01,300/- (Rs. One Lac One Thousand Three Hundred only) towards Process Fee (S.T.F.) paid on 25/09/2009.



(b) The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause (x) of clause 2 of the said Lease and such copy shall be furnished in duplicate.

(c) The consent is restricted to the transfer and assignment of the said Lease in favour of the transferee/s alone and in case the transferee/s propose/s to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferee/s will have to make a fresh application for consent.

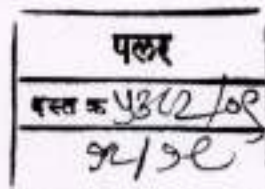
(d) The Transferee shall obtain the MPCB consent and CETP membership for their activity before commencement of the production.

(e) The consent hereby granted shall not be operative unless the Deed of Assignment is executed as per sub-para (b) above.



Area Manager
MIDC, THANE-I

TO,
SHRI RAMCHAND T. JHAMTANI, PROPRIETOR,
19-A, TULIP'S, 4TH ROAD, UNION PARK,
PALI HILL, KHAR (WEST),
MUMBAI - 400 052.



Copy with compliments to :

M/S. UNITEC FIBRES PVT. LTD.
FLAT NO. 3, BLDG. NO. 8,
OSHIWARA MHADA COMPLEX,
ANDHERI (WEST), MUMBAI - 400 053.

Copy submitted to :

1. The Chief Accounts Officer, MIDC, Mumbai-400093
2. The General Manager (Legal), MIDC, Mumbai-400093
3. The Technical Advisor, MIDC, Mumbai-400093
4. The Executive Engineer, MIDC, Dn. 1, Thane.
5. The President, Udyog Setu & G.M., DIC, Thane for information vide letter No. 22064, dated 12/08/2009

Copy with f.w.cs. to :

1. The Dy Engineer(SPA), MIDC, Sub Division, Tarapur, Dist. Thane.



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Reached.

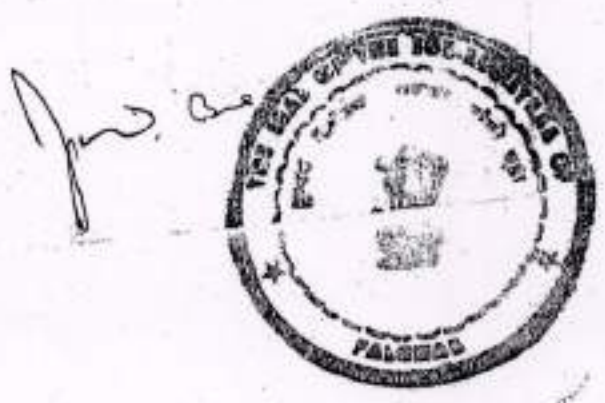


पलर
बिल नं. 312/08
96/92

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
UNITEC FIBRES PRIVATE LIMITED
11/02/2005
Permanent Account Number
AAACH7359H

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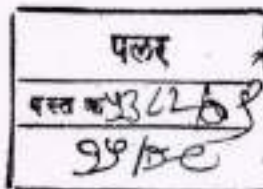
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIRAN DER BEHL
OMJAL DSH DINA NATH BEHL
28/04/1964
Permanent Account Number
AEDP81139E
Signature



UNITEC

UNITEC FIBRES PVT. LTD.

FLAT No. : 3, BLDG. No. : 8,
OSHIWARA MHADA COMPLEX,
ANDHERI (W), MUMBAI - 400 053.
TEL.: 91 22 2634 8469/70, 2634 8482
FAX : 91 22 2634 8475
E-mail: behl@unitecfibres.com



Extract of Resolution passed by the Board of Directors of M/s. Unitec Fibres Pvt. Ltd. in the Meeting held on 23rd November 2009 at its registered office when proper quorum was present

It was informed to the Board that Shri Ramchand Thakurdas Jhamtani, Proprietor, and lessee of Plot No.N-29, MIDC, Tarapur, District : Thane, had agreed to transfer his leasehold rights, title and interests in the said plot and building thereon in favour of the company and the company had decided to acquire the same from him for a consideration of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only).

It was also informed that Company have obtained order dated 30-09-2009 from MIDC approving the transfer in favour of the Company subject to Shri Ramchand Thakurdas Jhamtani executing the Deed of Assignment in favour of the Company and hence it was required to authorise one of the Directors of the Company to execute the Deed of Assignment with Shri Ramchand Thakurdas Jhamtani.

On the above background, the Board passed following resolutions.

1. Resolved that the Company do acquire leasehold rights, title and interests in land and building at Plot No. N-29, MIDC, Tarapur, District : Thane from Shri Ramchand Thakurdas Jhamtani for a total lump sum consideration of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only).
2. Further Resolved that the Company do execute Deed of Assignment with Shri Ramchand Thakurdas Jhamtani for above purpose and Shri Virender Behl, Director of the Company be and hereby authorised to execute the same under the common seal of the Company.
3. Further Resolved that Shri Virander Behl be and hereby authorised to lodge and admit the said Deed of Assignment in front of Sub Registrar of Assurances with whom it will be lodged for registration.

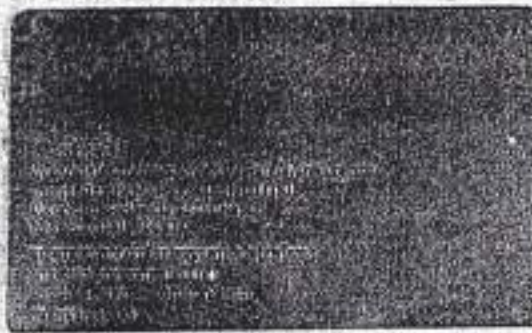
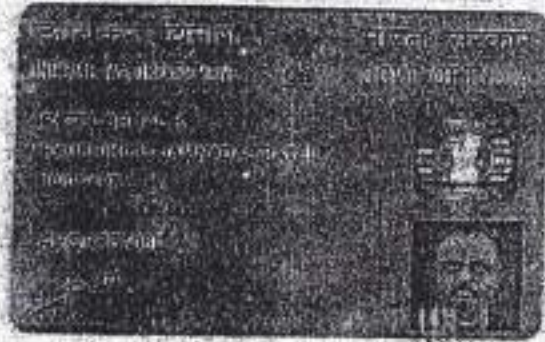


Certified to be true
for Unitec Fibres Pvt. Ltd.

Director

FACTORY : E 56/57, MIDC TARPUR INDUSTRIAL AREA, TARPUR BOISAR, THANE - 401 506.

पल्ल	पल्ल
इसल ४३३२ १०९	१६/१०९



पुल
 इस्ट नम्बर 32/08
 गुड





27/11/2009

दुस्यम निबंधक

दस्त गोषवारा भाग-1

पलर

दस्त क्र 5382/2009

3/1/09

12:46:40 pm

पालघर

दस्त क्रमांक : 5382/2009

दस्ताचा प्रकार : भाडेपटाचे हस्तांतरण

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम रामचंद्र टी. झगटानी - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसती: 19-4 टपुलीय, 4 था रोड, मुनीपन चार्ज पालीहिल खार प. मुंबई 40 राष्ट्र/भाषा: - लल्लुका: - पि: -	लिहून देणार वय 57 सही		
2	नाम मुनीपन फागवती झ. लि. लॉक कार्पोरेटर विरेन्द्र ओम जगदीश बडत - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसती: 112, सेलोप रोड 3 वा ब्लॉक रोड सोख	लिहून घेणार वय 46 सही		





दस्त गोपवारा भाग - 2

पलर

दस्त क्रमांक (5382/2009)

9492

दस्त क्र. [पलर-5382-2009] चा गोपवारा
बापार मुल्य : 17500000 नोंदवला 17500000 भरलेले मुद्रांक मुल्य : 525000

दस्त इपर केल्याचा दिनांक : 27/11/2009 12:38 PM

निष्पादनाचा दिनांक : 25/11/2009

दस्त इपर करणा-याची सही :

[Signature]

पावती क्र.: 5382 दिनांक: 27/11/2009

पावतीचे वर्णन

नांव: युनीटेक फायबर्स प्रा. लि. तर्फे डायरेक्टर
बिरेन्द्र ओम जगदीश बहल - -

30000 : नोंदणी फी

380 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(अ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

30380: एकूण

दस्ताचा प्रकार : (60) भाडेपट्टाचे हस्तांतरण
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 27/11/2009 12:38 PM
शिक्का क्र. 2 ची वेळ : (ई) 27/11/2009 12:44 PM
शिक्का क्र. 3 ची वेळ : (कमुली) 27/11/2009 12:45 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 27/11/2009 12:46 PM

दस्त नोंद केल्याचा दिनांक : 27/11/2009 12:47 PM

ओळख :

खालील इत्तम असे निवेदीत करतात की, ते निवेदीत करत असताना त्यांच्या ओळखतात
व त्यांची ओळख पटवितात.

1) शिवाल के. पटेल, घर/फ्लॅट नं.

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/बसोहता :

शहर/गाव: बोईसर

तालुका: पालघर

पिन :

2) मेहनुब अल्लारखा मनसुरी, घर/फ्लॅट नं.

गल्ली/रस्ता :

ईमारतीचे नाव :

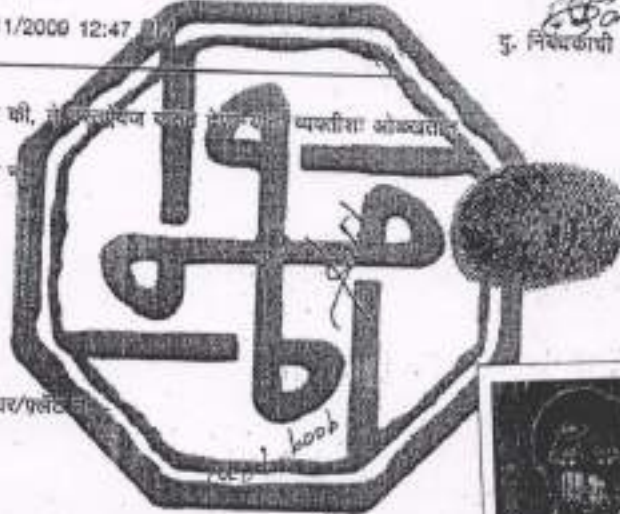
ईमारत नं. :

पेट/बसोहता: हनुमान नगर दांडा

शहर/गाव: धार मुंबई-52

तालुका:

पिन :



[Signature]

डु. निबंधकाची सही
पालघर



गान करणेचे येते की,

या दस्तामध्ये एकूण 2 पाने आहेत

[Signature]

दुसरे निबंधक, पालघर.

एक नव्याचे कुडाळ

ई. नं. 10

[Signature]

दुसरे निबंधक, पालघर

22 नोव्हेंबर 2009



महाराष्ट्र शासन

औद्योगिक सुरक्षा व आरोग्य संचालनालय (कामगार विभाग)

परवाना क्र : १०००३६५०

नमूना क्रमांक ४

(नियम ६ व ८ पाहणे)

कारखान्याची नोंदणी व कारखाना चालविण्याचा संबंधीचा परवाना

नोंदणी क्रमांक : १२९००२०११९०००००



कारखाने अधिनियम, १९४८ आणि त्यासंबंधी असलेले नियम यांच्या तरतुदीप्रमाणे ऊनिटेक फ़ाईबर्ज लिमिटेड यांना खाली वर्णन केलेल्या जागेत कारखाना चालविण्यास परवाना देण्यात आला आहे.

या परवान्यान्वये या जागेत कोणत्याही एका दिवशी २५० पर्यंत कामगार लावण्यास आणि २००० पेक्षा जास्त अश्वशक्ति उपयोगात आणण्यास परवानगी आहे.

या परवान्याची मुदत ३१ डिसेंबर २०२५ पर्यंत आहे.

परवान्याचे नुतनीकरण १ जानेवारी २०२६ ते ३१ डिसेंबर २०२६ पर्यंत करण्यात आले आहे.
शुल्क रु. - १८०६०३.६० पोहोचले

दिनांक : १४-०१-२०२५

Signature valid



सह संचालक
औद्योगिक सुरक्षा व आरोग्य,
महाराष्ट्र राज्य, पालघर

परवाना दिलेल्या जागेचे वर्णन

परवाना दिलेल्या कारखान्याचे

ऊनिटेक फ़ाईबर्ज लिमिटेड

Factory Name :

UNITEC FIBRES LIMITED

पत्ता :

प्लॉट नं.इ-५६ अँड ५७, एमआईडीसी तारापूर,, एमआईडीसी तारापूर

बोईसर,, एमआईडीसी तारापूर,, बोईसर

वेस्ट,, पालघर, पालघर, महाराष्ट्र, ४०१५०६

Address :

PLOT NO.E-56 AND 57,MIDC TARAPUR,,MIDC TARAPUR BOISAR,,MIDC
TARAPUR,,BOISAR WEST,,Palghar,Palghar,MAHARASHTRA,401506

कलम :

२(m)(i)

औद्योगिक वर्गीकरण :

३८३००

कारखान्याच्या इमारतीचे नकाशे दिनांक २७.१२.२०२४ च्या जावक क्रमांक ११९०००००००३७९५४ खाली मंजूर केले गेले आहेत.

This Certificate is digitally signed by on. 14-01-2025

टिप : हा कारखान्याची नोंदणी व कारखाना चालविण्याचा परवाना आहे. हा परवाना देण्यात आल्यामुळे ज्या जागेत हा कारखाना स्थित आहे, त्या जागेस कोणतीही वैधता आपोआप बहाल होत नाही तसेच ज्या जागेत हा कारखाना स्थित आहे ती जागा आज दिनांक वेळेस अस्तित्वात असल्या संबंधात या परवान्यामुळे कोणताही हक्क व स्वामित्व सदरहू भोगवटदारास प्राप्त होत नाही



महाराष्ट्र शासन

औद्योगिक सुरक्षा व आरोग्य संचालनालय (कामगार विभाग)

परवाना क्र : १०००३६४६

नमूना क्रमांक ४

(नियम ६ व ८ पाहणे)

कारखान्याची नोंदणी व कारखाना चालविण्याचा संबंधीचा परवाना

नोंदणी क्रमांक : १२९००२२२०९०७-००



कारखाने अधिनियम, १९४८ आणि त्यासंबंधी असलेले नियम यांच्या तरतुदीप्रमाणे ऊनिटेक फ़ाईबर्ज लिमिटेड यांना खाली वर्णन केलेल्या जागेत कारखाना चालविण्यास परवाना देण्यात आला आहे.

या परवान्यान्वये या जागेत कोणत्याही एका दिवशी २५० पर्यंत कामगार लावण्यास आणि २००० पेक्षा जास्त अश्वशक्ति उपयोगात आणण्यास परवानगी आहे.

या परवान्याची मुदत ३१ डिसेंबर २०२५ पर्यंत आहे.

परवान्याचे नुतनीकरण १ जानेवारी २०२६ ते ३१ डिसेंबर २०२६ पर्यंत करण्यात आले आहे.
शुल्क रु. - १८०६०३.६० पोहोचले

दिनांक : १४-०१-२०२५

Signature valid



सह संचालक
औद्योगिक सुरक्षा व आरोग्य,
महाराष्ट्र राज्य, पालघर

परवाना दिलेल्या जागेचे वर्णन

परवाना दिलेल्या कारखान्याचे

ऊनिटेक फ़ाईबर्ज लिमिटेड

Factory Name :

UNITEC FIBRES LIMITED

पत्ता :

प्लॉट नं. एन-२९, एमआईडीसी तारापूर,, एमआईडीसी तारापूर

(बोईसर), एमआईडीसी तारापूर,, बोईसर

वेस्ट,, पालघर, पालघर, महाराष्ट्र, ४०१५०६

Address :

PLOT NO. N-29, MIDC TARAPUR,, MIDC TARAPUR (BOISAR), MIDC
TARAPUR,, BOISAR WEST,, Palghar, Palghar, MAHARASHTRA, 401506

कलम :

२(m)(i)

औद्योगिक वर्गीकरण :

२२२०९

कारखान्याच्या इमारतीचे नकाशे दिनांक २७.१२.२०२४ च्या जावक क्रमांक ११९०००००००३७९५७ खाली मंजूर केले गेले आहेत.

This Certificate is digitally signed by on. 14-01-2025

टिप : हा कारखान्याची नोंदणी व कारखाना चालविण्याचा परवाना आहे. हा परवाना देण्यात आल्यामुळे ज्या जागेत हा कारखाना स्थित आहे, त्या जागेस कोणतीही वैधता आपोआप बहाल होत नाही तसेच ज्या जागेत हा कारखाना स्थित आहे ती जागा आज दिनांक वेळेस अस्तित्वात असल्या संबंधात या परवान्यामुळे कोणताही हक्क व स्वामित्व सदरहू भोगवटदारास प्राप्त होत नाही



नमुना - "ब" Form-B
नोंदणी प्रमाणपत्र Registration Certificate
(नियम 5 (1) पहा) (See rule 5(1))



१. नोंदणी क्रमांक

1. Registration Number : 820374460 / KW Ward/COMMERCIAL II

२. आस्थापनेचे नाव

2. Name of the Establishment : UNITEC FIBRES LIMITED

३. सदरचे नोंदणी प्रमाणपत्र अर्जदाराने ऑनलाईनद्वारे अर्जासोबत सादर केलेल्या (अपलोड) स्वयं-प्रमाणित दस्तऐवजांच्या प्रती व स्वयं-घोषणा पत्राच्या आधारे आणि अर्जामध्ये सविस्तर नमूद केलेल्या माहितीची आणि आस्थापनेच्या व्यवसायाची व आस्थापनेच्या जागेची प्रत्यक्ष पडताळणी न करता देण्यात आले आहे. सदरचे प्रमाणपत्र हे केवळ नोंदणी प्रमाणपत्र आहे व सदर नोंदणी प्रमाणपत्र कोणत्याही प्रकारे मालमत्ता हक्क किंवा मालमत्तेचा मालकी हक्क धारण करण्याचा अधिकार देत नाही.

3. This certificate is issued base on the application and the uploaded self-cerified documents and declaration given by the applicant.without physical verification of the existence of establishment.the nature of business carried out and the details mentioned in the application. This is just a certificate of registration and does not give any right to property or possession or title of the rights of the premises or property.

४. व्यवसाय सुरु करण्यात आल्याचा दिनांक

4. Date of commencement of Business : 13.06.2024

५. मालकाचे नाव

5. Name of the Employer : MR. VIJAY OMJAGDISH BEHL,MR. VIRANDER OM JAGDISH BEHL,MRS. DEVINA VIRANDER BEHL.

६. व्यवसायाचे स्वरूप

6. Nature of Business : MANUFACTURING

७. आस्थापनेचा पत्ता

7. Address of Establishment : BLDG NO 8,FLAT NO 003,,OSHIWARA MHADA COMPLEX, ANDHERI WEST, MUMBAI - 400053

WHETHER THE BUSINESS PREMISES /PROPERTY IS ASSESSED BY BMC: Yes

MY BMC BUILDING ID: KW1513980660004

ADDRESS AS PER PROPERTY TAX SYSTEM: Kw-5611[h-65/403],oshiwara Blue Bell Chsl,plot No65, Village Oshiwara,,andheri West,house Blue Bell Chsl.

नमुना - "ब" Form-B
नोंदणी प्रमाणपत्र Registration Certificate
(नियम 5 (1) पहा) (See rule 5(1))



नोंदणी क्रमांक

Registration Number

:

820374460 / KW Ward/COMMERCIAL II

मनुष्यबळ/ कामगारांचा तपशील

Details of manpower workers

Details of Manpower/ Workers	Men	Women
No. of Workers	0006	0011
No. of Apprentices Under the apprentices Act, 1961 (52 of 1961)	0000	0000
No. of contracted labor	0000	0000
No. of part time workers	0000	0000

9. Prevention of sexual harassment committee is constituted: Yes

याद्वारे प्रमाणित करण्यात येते की, उक्त आस्थापना महाराष्ट्र दुकाने व आस्थापना (नोकरीचे व सेवाशर्तीचे विनियमन) अधिनियम, २०१७ (महाराष्ट्र २०१७ चा ६१) अन्वये आज दिनांक 27(दिवस) 01(महिना) 2025(वर्ष) आस्थापना म्हणून नोंदविण्यात आलेली आहे.

It is hereby certified that the above establishment has been registered under the Maharashtra shop and Establishments (Regulations of Employment and conditions of Service) Act, 2017 (Mah.LXI of 2017) of this 27 day of 01 month 2025 as COMMERCIAL II.

दिनांक

Date :

27.01.2025

ठिकाण

Place :

Mumbai

बैनातविडे
प्रमुख अधिकारी (प्र)
दुकाने व आस्थापना
सुविधाकाराचे नाव व स्वाक्षरी

Name & Signature of Facilitator