जलद - ३
दस्त.क्र.३४३३/२०२१
१९/५०

MR. AJINKYA VIJAY BANWAT.....
(Partner)

Ashtavinayak Enterprises
Banwat
PARTNER

Thumb	Photo
	

MR. RONIT RAVINDRA JAGWANI.....
(Partner)

Ashtavinayak Enterprises
Ronit
PARTNER

Thumb	Photo
	

in the presence of :

1. Name Vikas Monikchand Chordiya Signature
2. Name Vimal M. Chordiya Signature

THE SEAL OF THE JOINT SUB REGISTRAR CLASS-2 JALGAON-3

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

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

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

By Regd. Post A.D.

Letter No.: MIDC/RO(DHULE)/LMS-1725/E16455 **Date:** 22-OCT-2021

Subject :- **ADDL. JALGAON**
Plot No. D-5
Request for grant of consent for transfer of...
Read :- Letter dated 19/09/2021

जा ल ना - ३
दस्त.क्र.३७२३/२०२१
२०१४०

ORDER

Lease dated the 21st day of September, 1978

Lessee
ESTRELA BATTERIES LIMITED

Current Transfer No.1
MR. AMARLAL PARAMAND KHATRI
MR. PRESHIT SUBODH SETH
MR. AJINKYA VIJAY BANWAT
MR. RONIT RAVINDRA JAGWANI
Partner/s of M/S ASHTAVINAYAK ENTERPRISES

THE SEAL OF THE JOINT SUB-REGISTRAR JALGAON-3

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, granted in favour of the Lessee(s) a Lease of above plot of land bearing Plot D-5 admeasuring **12093** m2 and the building and erections erected thereon in the manner specified in the said Lease. The Lessee(s) in pursuance of sub-clause (**s**) 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 : **MR. AMARLAL PARAMAND KHATRI, MR. PRESHIT SUBODH SETH, MR. AJINKYA VIJAY BANWAT, MR. RONIT RAVINDRA JAGWANI, Partners of M/S ASHTAVINAYAK ENTERPRISES** (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 lease For Mfg. of **FABRICATION & ENGINEERING WORK SHOP.**

The consent hereby granted is subject to :

(a) The payment to the Corporation by the Lessee/s of the sum of Rs.**2481500** (Rs.**Twenty Four Lakh Eighty One Thousand Five Hundred** only)as and by way of **DIFFRENTIAL PREMIUM** paid of **Rs. 2481500 /-** vide D.R.No. **GL22373094** dated **20-OCT-2021** .

(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(**t**) of clause 2 of the said Lease and such copy shall be furnished in duplicate.

Digambar Dayaram Pardhi

Digitally signed by Digambar Dayaram Pardhi
DN: c=IN, o=Personal, 2.5.4.20=9a1c2363155ec8bcd06c5136f9c9bc375176b0f0088e47bd10a47b13dacfdf01, postalCode=424006, st=MAHARASHTRA, serialNumber=4f0f2445265f304e57bd6eeedc3e0f97fbc20e7f073ed35acc1b2c05ca296bf90ae7, cn=Digambar Dayaram Pardhi
Date: 2021.10.22 18:26:11 +05'30'

(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) i.e. " the consent hereby granted shall not be operative unless the Deed of Assignment is executed as per sub-para (b) above".

(e) The Transferee shall obtain & produce MPCB's Consent.

(f) "MIDC has No objection to transfer Power connection/grant power connection.

(g) All the terms and conditions as per MIDC circular No. D22549 dated 02/08/2021 is binding on Transferee.

(h)The Transferees Shall obtain B.C.C. within 40% FSI on or before 30.06.2022.

(i)The consent for transfer will be treated as cancelled, if it is found that, the information furnished by you along with the application for transfer is found false, incorrect or misleading.

Digambar Dayaram Pardhi

Digitally signed by Digambar Dayaram Pardhi
DN: cn=Digambar Dayaram Pardhi
Date: 2021.10.22 19:29:57 +05'30'

OC Approved RO

Area Manager
MIDC, **JALGAON**

To,

ESTRELA BATTERIES LIMITED, ROOM NO.40, YUSUF BULDING,4TH FLOOR, VEER NARIMAN ROAD, FORT, MUMABI, JALGAON - 400023

Copy with compliments to

MR. AMARLAL PARAMAND KHATRI & 3 Other Partners of M/S ASHTAVINAYAK ENTERPRISES PLOT NO. D-5, MIDC, JALGAON.

Copy submitted to –

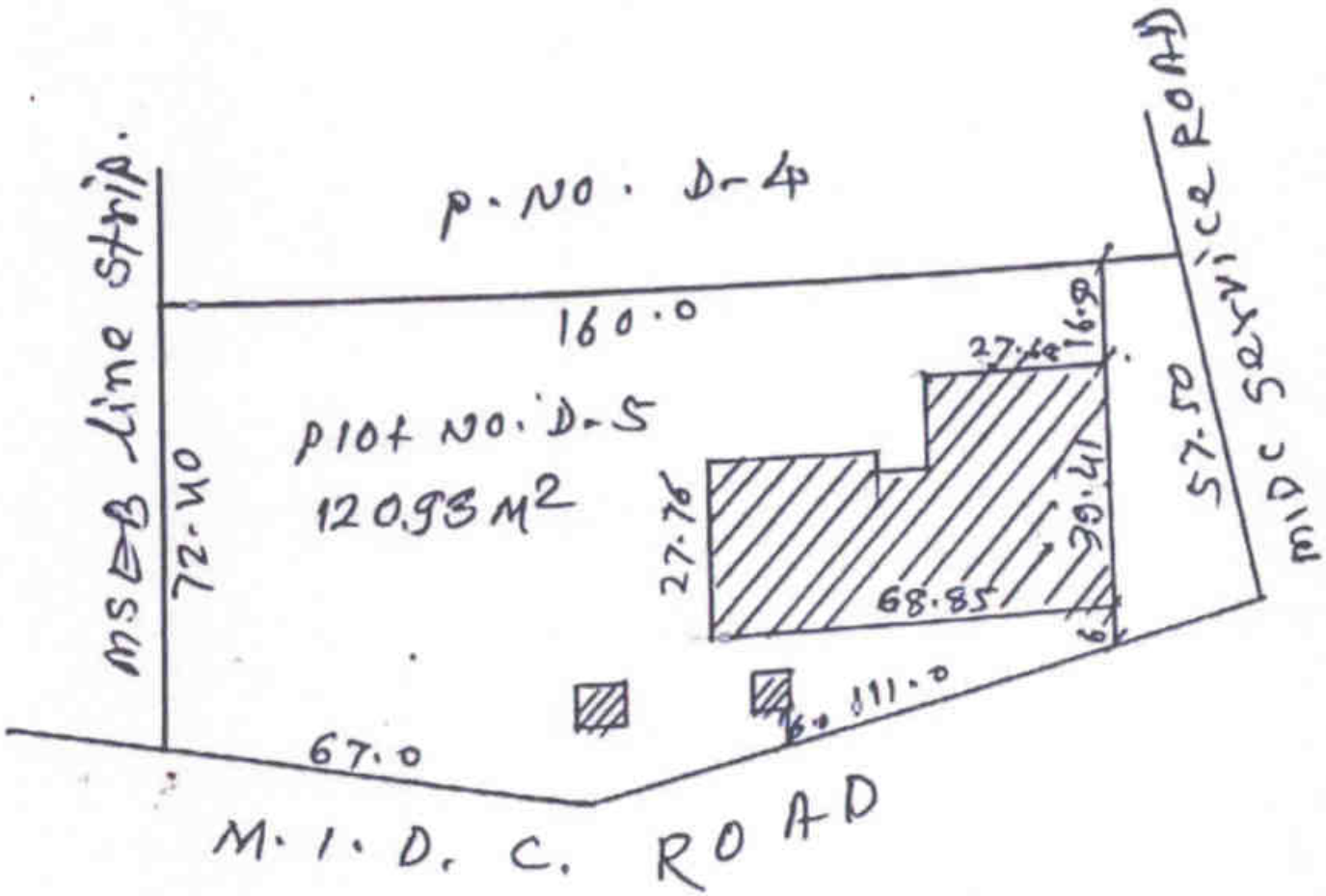
1) The Regional Officer, MIDC, Dhule Region, Dhule.
2) The Deputy Engineer, MIDC, Sub-Division, Jalgaon.

जा क्र ना – ३
दस्त.क्र.३४२३/२०२१
२१४०

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-3

MIDC/RO(DHULE)/null/LMS-1725/

जा ल ना - ५
दस्त.क्र.३७२३/२०२९
२२/५०





ESTRELA BATTERIES LIMITED

Regd. Office : Room No. 40, Yusuf Building, 4th Floor, Veer Nariman Road, Fort, Mumbai 400023
Email : ebl@smitaindia.com, Tel: 022-22842790, Fax: 022-22875380 CIN: U99999MH1939PLC003031

जा ल ना - ३
दस्त क्र. 3023/2021
23/40

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. ESTRELA BATTERIES LIMITED HAVING ITS CIN- U99999MH1939PLC003031, HELD ON MONDAY, THE 2nd DAY OF AUGUST, 2021 AT 11.00 A.M. AT THE OFFICE OF THE COMPANY.

AUTHORIZING BOARD OF DIRECTORS FOR SALE OF LAND:

The Chairman informed to the Board that the Company has received an offer in respect of the property situated at Plot No. D-5, M.I.D.C. Jalgaon, Maharashtra to Sale/Assign the same. The offer was put before the Board and the same was discussed in detail and resolved as follows:-.

RESOLVED THAT, Pursuant to provision of Companies Act, 2013, Consent of Board of directors be and is hereby authorized any one director of the company namely **Shri Himmat Mal Rajmal Jain DIN-00083344** or **Shri Virendraraj Paras Raj Singhvi DIN - 02818766 or Shri Saurabh Maheshbhai Doctor DIN - 09228898** to negotiate, finalize the deal and on receipt of full consideration, empowered to sign and to execute the Conveyance Deed and /or all the documents, transfer deed etc. related to the property situated at Plot No. D-5, M.I.D.C. Jalgaon, Maharashtra and are further authorized to execute and deliver on behalf of the Company to MIDC Authorities, Government Authorities, Semi or Quasi Government Authorities and to execute and complete all such deeds, assignments and / or any other documents/instruments of transfer deed and assign to deliver peaceful and legal possession to the Buyer, **M/s. Ashtavinayak Enterprises (a Partnership Firm)** and to act all other related matter on behalf of the company necessary to carry out the contract of sale/assignment and to execute any and all documents on behalf of the Company to that end.

ESTRELA BATTERIES LIMITED MUMBAI

For Estrela Batteries Ltd.

Director.

For Estrela Batteries Ltd

Director.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II GURGAON-5

ESTRELA BATTERIES LIMITED

Regd. Office : Room No. 40, Yusuf Building, 4th Floor, Veer Nariman Road, Fort, Mumbai 400023
Email : ebl@smitaindia.com, Tel: 022-22842790, Fax: 022-22875380 CIN: U99999MH1939PLC003031

जा ल ना - ३
दस्त.क्र. ३४२३/२०२१
२८१४०

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. ESTRELA BATTERIES LIMITED HAVING ITS CIN- U99999MH1939PLC003031, HELD ON MONDAY, THE 2nd DAY OF AUGUST, 2021 AT 11.00 A.M. AT THE OFFICE OF THE COMPANY.

AUTHORIZING SHRI MAHAVIR MANAKCHAND JAIN AS EXECUTOR OF SIGN DEED OF ASSIGNMENT:

The Chairman informed to the Board that the Company desires to authorize/appoint Shri. Mahavir Manakchand Jain as executor to sign deed of assignment in respect of transfer of the property situated at Plot No. D-5, M.I.D.C. Jalgaon, Maharashtra in favor of **M/s. Ashtavinayak Enterprises (a Partnership Firm).** The matter was discussed and resolved as follows:-.

"RESOLVED THAT Shri. Mahavir Manakchand Jain is appointed as authorized personnel of the company on our behalf and as our Attorney to facilitate company & MIDC authorities & also to admit execution of the said Deed of Assignment and do all acts deed and things to get the said Deed of Assignment duly registered and perfect Assignee's title arising out of the said Deed in respect of the said Property.

ESTRELA BATTERIES LIMITED MUMBAI.

/Certified True Copy/

For Estrela Batteries Ltd.

Director.

For Estrela Batteries Ltd.

Director.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II JALGAON



महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BF 603606

जे.वी.नं. - ३
दस्त.नं. 3623/2021
24140

NOTARY
Adv.
Shiveji N. Dhanage
Mumbai Maharashtra
Reg. No. 15376
Exp. Dt. 13-11-2021
GOVT. OF INDIA

दुय्यम निबंधक कार्यालय, मुंबई
दु.नि.सह. क्र. ८०००९०
- 9 SEP 2021
सक्षम अधिकारी

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, **ESTRELA BATTERIES LIMITED** a company incorporated under the provisions of Companies Act, 1913 (CIN: U99999MH1939PLC003031) and having its registered address at Room No. 40, 4th Floor, Yusuf Building, Veer Nariman Road, Fort, Mumbai – 400 023 SEND GREETINGS.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-3

WHEREAS we have signed Deed of Assignment dated 17th Day of September 2021 through our authorised signatory and Director Mr. Himmatmal Rajmal Jain, in favour of M/S. Ashtavinayak Enterprises hereinafter referred to as the "Assignee" and assigned our leasehold rights for the residue period of the Lease Deed dated 21st September 1978 in all that piece and parcel of land known as Plot No. D- 5, admeasuring in total of 12,093.00 sq. meters situated in the Additional Jalgaon

ESTRELA BATTERIES LIMITED MUMBAI

8453

ESTRELA BATTERIES LTD.
Yusuf Building,
Room No. 40, 4th Floor
Veer Nariman Road
Fort, Mumbai - 400 023

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रिसाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

15 SEP 2021

शॉप नं.४, भाग्योदय बिल्डिंग, ७९ बलीकावा मास्टर रोड,फोर्ट, मुंबई-४०० ००१.

शासकीय कार्यालयासाठी/न्यायालयासाठी मालिकापत्र सादर करणेसाठी मुद्रांक कायदायी अस्तित्वात नाही. (शासन अधिसूचना वि. ०१/०७/२००४) तसेच ज्या कारणासाठी सदरचा मुद्रांक खरेदी केला त्याशिवाय अन्य कारणासाठी मुद्रांक खरेदी केल्यापासून एकसष्टिव्यात वापरणे बंधनकारक

15 SEP 2021

जा ज्ञा - ३
दस्त क्र. ३४२३/२०२१
२८/४०

NOTARY Adv. Shivaji N. G Mumbai Reg. No. Exp. On GOVT

THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2

Industrial Area, Jalgaon (hereinafter referred to as the "SAID PROPERTY") and more particularly described in the SCHEDULE hereunder written.

AND WHEREAS our authorised signatory and Director Mr. Himmatmal Rajmal Jain will not be able to appear before Sub-Registrar of Assurance, at Jalgaon to admit execution of the said Deed of Assignment and get it registered.

AND WHEREAS in the Premises aforesaid we are desirous of irrevocably appointing our Mr. Mahavir Manakchand Jain on our behalf and as our Attorney to admit execution of the said Deed of Assignment and do all acts deeds and things to get the said Deed of Assignment duly registered and perfect Assignee's title arising out of the said Deed in respect of the said Property.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT We, **ESTRELA BATTERIES LIMITED** do hereby nominate, constitute and appoint, without consideration, our authorised personnel **Mr Mahavir Manakchand Jain** as our true and lawful attorney to do and execute the following acts, deeds and things that is to say :

1. To register the Deed of Assignment dated 17th day of September, 2021 and/or other documents and to appear before the Sub-Registrar of Assurances, Jalgaon and to admit execution of the said Deed of Assignment and other documents in respect of the said Property and to do all other acts, deeds, matters and things and applications for the due registration of the Deed of Assignment dated 17th day of September 2021 as may be required under the Indian

Registration Act, 1908, and other laws for the time being in force.

2. GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could in my/our person do.

3. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to the Laws and Customs of India.

4. To apply for and collect original and/or certified copies of the Deed of Assignment and other documents related to the said Property.

We hereby agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Plot of Land known as Plot no. D-5 admeasuring 12,093 sq. meters in the Additional Jalgaon Industrial Area within the Village limits of Meharun, Taluka and Registration Sub District Jalgaon together with buildings and structure standing thereon and bounded as follows,

On or towards East :- Estate Road
On or towards West :- Transmission Line
On or towards South :- Estate Road
On or towards North :- Plot no. D-4