

Maharashtra Industrial Development Corporation  
(A Government Of Maharashtra Undertaking)

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REGIONAL OFFICE, AURANGABAD  
MIDC INDUSTRIAL AREA, NEAR  
RAILWAY STATION  
AURANGABAD - 431005

By Regd. Post A.D.

Q 02098

Letter No.: MIDC/RO(ABD)/CHK/LMS-445/1225

Date: 22-DEC-2022

23

TO,

M/s Alfa Distilleries Pvt. Ltd.  
MIDC Plot No.A-23 & A-24  
Chikalthana Industrial Area,  
Aurangabad

Subject :- CHIKALTHANA INDL. AREA

Plot A-24/4

Request for grant of consent for Sub-Division & transfer of...

Read :- Letter dated 12/02/2023.

\*\*\*\*ORDER\*\*\*\*

Lease Date : 23<sup>rd</sup> day of Mar, 2004

Lessees

M/s Alfa Distilleries Pvt. Ltd.

Transferee:

Shri. Jagdish Shankalal Kothari,  
Prop. Of M/s JSK Steel Furniture Industries.

By a marginally noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee the Corporation in consideration of the stipulation and conditions on the part of the Lessee therein contained, agreed to grant in favour of the Lessee a lease of above plot of land and the building and constructions erected thereon in the matter specified in the said lease. At the request of the Lessee the Corporation subdivided the said Plot No.A-23 & A-24 area adm. 14949 m2. Out of that following is one TRANSFEREE.

Sr.	Plot No	Area in Sqm	Built-up Area in Sqm	Party Name	Party Address	Mfg. Item
1	A-24/4	1200	0.00	Shri. Jagdish Shankalal Kothari, Prop. Of M/s JSK Steel Furniture Industries.	Pundlkknagar Road, Opp. BSGM School, CIDCO, N-4, Aurangabad	Steel Furniture



The Lessees in pursuance of sub-clause (v) of clause 2 of said Lease represented to the Corporation for grant to it's of consent for transfer and assignment of its interest under or the benefit of the said Lease in respect of the subdivided plot No. A-24/4 in favour of the transferee.

The Corporation has after due consideration of the said request of the Lessee decided to grant its consent to the transfer by the Lessees at the benefit of its interest under the said Lease subject to the following condition:

(a)The consent is hereby granted subject to payment to the Corporation by the Lessee of the sum of Rs. 1333296/-+ GST Rs. 239993/- Total Rs. 15,73,289/- (Rs. Fifteen Lakhs Sevnety Three Thousand Two Hundred Eighty Nine Rupess only) vide Receipt No.GI.23621699 dated 17-Mar-2023.

(b)The consent is restricted to the transfer and assignment of the said agreement in favour of the transferees alone and in case the transferees purposes 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 transferees will have to make a fresh application for consent.

(c) The revised time schedule for obtaining B.C.C. is hereby granted for 2 years from 27<sup>th</sup> May-2022 to 26<sup>th</sup> May-2024 to the Transferees.

(d)The Transferees of plot No.A-24/4 should obtain all necessary Government permission and consent from MPCB before starting production.

(e)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(v) of clause 2 of the said lease and such copy shall be furnished in duplicate within 30 days of from the date of issue of this order.

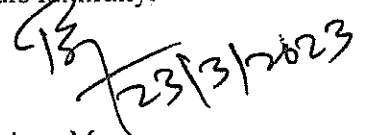
(f) You will have to start the Production within two years from 27<sup>th</sup> May-2022 & no further transfer before start of production.

(g) 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.

(h) Transferee will have to consume minimum 40 percent FSI within 2 years from 27<sup>th</sup> May-2022.

Thanking you

Yours faithfully,

  
Area Manager,  
MIDC,AURANGABAD.

✓ TO,

M/s Alfa Distilleries Pvt. Ltd.  
MIDC Plot No.A-23,A-24,,  
Chikalthana, Aurangabad.

Shri. Jagdish Shankalal Kothari, Prop. Of M/s JSK Steel Furniture Industries, Pundlknagar Road.  
Opp. BSGM School, CIDCO, N-4, Aurangabad Aurangabad.  
Copy to Executive Engineer, MIDC, Civil Division, Aurangabad.  
Copy to Assistant Planner, MIDC Regional Officer, Aurangabad for information.

