

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

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REGIONAL OFFICE,AMRAVATI

OLD BADNERA, BYPASS ROAD,

AMRAVATI - 444607

Letter No.:

Date: 05-JUL-2024

MIDC/RO(AMRAVATI)/Washim/LMS-
152/202411000213

Subject :- Washim Growth Centre

Plot No. D-10

Allotment of Land

:ORDER:

Sanction is hereby accorded to the allotment of land admeasuring **19588 Sq. Mts. at the rate of Rs. 330/- per Sq. Mts.** Comprising of Plot No. **D-10** in **Washim Growth Centre** to **SHRI CHETAN BHAGIRATH KABRA** trading as a Proprietor under the firm name and style of **M/S MATHURA INDUSTRIES** and having his/her office at **PROFESSOR COLONY, LAKHALA, RISOD ROAD, WASHIM** for setting up your industrial unit for manufacturing of **Manufacturing for FURNITURE** subject to the payment of the premium of **67,57,860/- (Rs.Sixty Seven Lakhs Fifty Seven Thousand Eight Hundred Sixty Only)** and subject to the following conditions.

1. The amount of earnest money **Rs. 13,02,625/- (Rs. Thirteen Lakh Two Thousand Six Hundred Twenty Five Only)** received on dated **19-MAR-2024** with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of **Rs. 54,55,235/- (Rs. FiftyFour Lakh Fifty Five Thousand Two Hundred Thirty Five Only)** (Including 5 % additional charges for road having 30 M Road Width i.e **19588*300*5 % =Rs.293820/-** as additional charges) being the balance amount of the premium within a period of 30 days from the date of receipt of this order, by online payment at <https://land.midcindia.org>.

1. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.

2. In the event of the allotment being cancelled as foresaid the corporation shall forfeit the whole of the earnest money received with the application.

3. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease and the lease annexed thereto & in substance are as follows.

a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.

b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.

c) The allottee shall get the plan and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a Building Completion Certificate (B.C.C) from the Executive Engineer of the said industrial area within a prescribed period.



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- d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with possession of the land or any part there of without previous consent of the Corporation who may refuse or grant it subject to such condition as the Corporation may think fit including a condition for payment of additional premium.
- e) The allottee shall be entitled to use land 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 for any other purpose and not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.
- f) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease and the Lease.
- g) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication as also the Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- h) If there any encroachment on the plot the same should be removed by you, at your own risk and cost.
- i) Please note that if MSEB's line is passing through your plot, you will have to shift the line at your own cost and risk, also concern with MSEB and Telephone Department.
- j) In case any changes after final measurement of plot area and if the area is found to be increased the charges towards excess area, shall be recovered as per prevailing rate at that time.
- k) The infrastructure of water supply is provided by MIDC, considering the water requirement of your plot at the rate of the 25 m3 per hect. Per day. For the requirement in excess of 25 m3 per Hect. Per day of your plot, you will be required to pay the capital contribution at rate of Rs.15,000/- per m3 or the actual rate of capital contribution of water supply scheme of the industrial area whichever in more.
- l) MIDC has no objection to grant power connection for 100 HP applied load as per your project report.
- m) The allottee may submit his application to the concern telephone & electricity authority immediately, after taking over the possession of the plot. This will enable the concern authorities to build up a waiting list & ensure proper planning to provide timely telephone & electric connection to the industrial units in the area. Please note that, MIDC is not responsible for supplying electricity. Hence, you should ensure the availability of such infrastructure with concerned MSEDCL authorities.
- n) Please also note that AtoL will be signed with you within 30 days from the date of handing over of possession of plot.
- o) The allottee shall construct STP/ETP plant on the plot and observe ZLD as per prevailing MPCB Norms.
- p) Allottee shall comply all conditions mentioned in the remarks of Environment department.
- q) Allotment of **19588 sq. mtr** land shall be governed by all the rules/regulation under priority category.
- r) The allottee shall obtain building plan approval within 12 months from the date of possession and obtain BCC within period of **2 years** with **minimum 40% (FSI)** construction.
- s) **If company fails to invest minimum investment as per DPR , then leads to recovery of differential amount between the highest auction rate and current industrial land rate or if there is no auction done then additional 25% land premium should be recovered as per MIDC**



Circular.

t) Building completion certificate will not be issued if applicant fails to invest minimum investment as per DPR.

u) Allottee shall comply all conditions mentioned in the remarks of Environment Department.

v) Allotment is on 'As is where is Basis'.

Yours faithfully,

**Regional Officer,
MIDC, AMRAVATI.**

**To,
SHRI CHETAN BHAGIRATH
KABRA,
M/S MATHURA INDUSTRIES
PROFESSOR COLONY, LAKHALA,
RISOD ROAD, WASHIM.**

Copy submitted to:

1. EXECUTIVE ENGINEER MIDC DIVISION AKOLA
2. DEPUTY ENGINEER, MIDC, SUB DIV-II AKOLA

Copy f.w.cs. to:

1. AREA MANAGER MIDC AKOLA

