

To  
Agreement For Sale

12<sup>th</sup> March 2020

Index - II - सगद - 1206 - 2020

M/s. Bliss Dairy Fresh Pvt Ltd.

₹ - 8,32,00,000/-

157/1206

Monday, March 23, 2020

11:15 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1832 दिनांक: 23/03/2020

गावाचे नाव: काष्टी

दस्तऐवजाचा अनुक्रमांक: सगद-1206-2020

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: ब्लीस डेअरी फ्रेश प्रा.लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:35 AM ह्या वेळेस मिळेल.

Sub Registrar Shrigonda

बाजार मुल्य: रु.83200000/-

मोबदला रु.83200000/-

भरलेले मुद्रांक शुल्क : रु. 4992000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013677588201920M दिनांक: 23/03/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.940/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2003202005539 दिनांक: 23/03/2020

बँकेचे नाव व पत्ता:



23/03/2020

## सूची क्र.2

दुय्यम निबंधक : दु.नि. श्रीगोंदा

दस्त क्रमांक : 1206/2020

नोंदणी :

Regn:63m

## गावाचे नाव : काष्टी

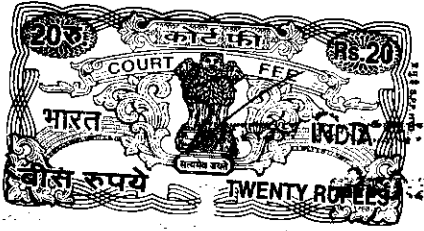
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	83200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	83200000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: अहमदनगर z.p. इतर वर्णन : , इतर माहिती: साठेखत मोजे काष्टी येथील डेअरीचे- गट नं. 1148/2 क्षेत्र 1 हे. 00 आर यापैकी सदाशिव भिकाजी पाचपुते साईकृपा डेअरी प्रा.लि. काष्टीचे 0 हे. 97 आर, आकार 2 रु. 91 पैसे, क्षेत्र आहे ते संपूर्ण क्षेत्र तुम्हास कायम खरेदी देण्याचा ठराव केला आहे. यात सुमारे 2062-12 चौ.मी. मध्ये दुग्ध डेअरीचे बांधकाम केलेले युनिट आहे त्यासह काहीएक राखून न ठेवता दिले आहे. तसेच याचा प्रा.पं.मि.नं. 1702 आहे. ( ( GAT NUMBER : 1148/2 ; ) )
(5) क्षेत्रफळ	1) 0.9700 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुनंदा सदाशिव पाचपुते -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं:-AMIPP6108Q 2): नाव:-दत्तात्रय भिकाजी पाचपुते -- वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं:-AMMPP0420D 3): नाव:-साईकृपा डेअरी फ्रेश प्रा.लि. चे चेअरमन साजन सदाशिव पाचपुते -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा --, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, AHMEDNAGAR. पिन कोड:-414701 पॅन नं:-BEHPP9698R 4): नाव:-मान्यता देणार-साईकृपा डेअरी फ्रेश प्रा.लि. चे चेअरमन साजन सदाशिव पाचपुते -- वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा --, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, AHMEDNAGAR. पिन कोड:-414701 पॅन नं:-AACCS3941H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्लूस डेअरी फ्रेश प्रा.लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गाईड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAFCS5748N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2020
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2020
(11) अनुक्रमांक, खंड व पृष्ठ	1206/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4992000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



अस्सल बरहयूम मकाल

दुय्यम निबंधक श्रीगोंदा

**Payment Details**

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH	eChallan	02901791903202039310	MH013677588201920M	4992000.00	SD	0007025101201920	23/03/2020
2	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH	eChallan		MH013677588201920M	30000	RF	0007025101201920	23/03/2020
3		DHC		2003202005539	940	RF	2003202005539D	23/03/2020

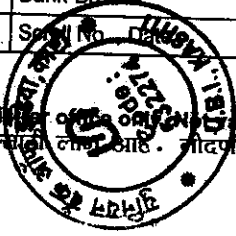
**[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]**

**CHALLAN**  
**MTR Form Number-6**



<b>GRN MH013677588 201920M</b>		<b>BARCODE</b>	<b>Date</b> 19/03/2020-17:44:17	<b>Form ID</b> 25.2
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>		
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>		
		<b>PAN No.(If Applicable)</b>		
<b>Office Name</b> SGD_SHRIGONDA SUB REGISTRAR		<b>Full Name</b>	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH	
<b>Location</b> AHMEDNAGAR		<b>Flat/Block No.</b>	KASHTI	
<b>Year</b> 2019-2020 One Time		<b>Premises/Building</b>	KASHTI	
<b>Account Head Details</b>		<b>Road/Street</b>	KASHTI	
0030046401 Stamp Duty	<b>Amount in Rs.</b> 4992000.00	<b>Area/Locality</b>	GAT NO 1148/2	
0030063301 Registration Fee	30000.00	<b>Town/City/District</b>		
		<b>PIN</b>	4	1 4 7 0 1
		<b>Remarks (If Any)</b>	SecondPartyName=MRS SUNANDA SADASHIV PACHPUTE-CA=83200000-Marketval=83200000	
<b>Total</b>		<b>Amount in Words</b>	Fifty Lakh Twenty Two Thousand Rupees Only	
50,22,000.00				
<b>Payment Details</b> UNION BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>		
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	<b>Ref. No.</b> AA-143672	37516395
<b>Cheque/DD No.</b> 02025754		<b>Bank Date</b>	<b>RBI Date</b> 20/03/2020	Not Verified with RBI
<b>Name of Bank</b> Union Bank		<b>Bank-Branch</b>	UNION BANK OF INDIA	
<b>Name of Branch</b> Kashti		<b>Serial No.</b>	20/03/2020	

Department ID :  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. It is not valid for unregistered document.**  
 अदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लक्षात आणू. नोंदणी न करावयाच्या दस्तावेजांसाठी अदर चलन लागू नाही.  
 Mobile No. : 9820767970



**संगद**  
 2208/2020  
 9188

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2003202005539	Date	20/03/2020
Received from Bliss Dairy Fresh Rajesh K Singh, Mobile number 9820767970, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Shrigonda of the District Ahmednagar.			
Payment Details			
Bank Name	MAHB	Date	20/03/2020
Bank CIN	10004152020032004712	REF No.	004064903
This is computer generated receipt, hence no signature is required.			



२०१२
१२०६/२०२०
२१६



खण्ड
१२०६/२०२०
३१६



## **AGREEMENT TO SALE**

**THIS AGREEMENT TO SALE IS MADE AND EXECUTED AT SHRIGONDA  
ON THIS 12<sup>th</sup> DAY OF MARCH, IN THE YEAR 2020:**

### **BETWEEN**

- 1. MRS. SUNANDA SADASHIV PACHPUTE**  
AGE- 50 YEARS, OCCUPATION- HOUSEWIFE  
PAN NO.  
AADHAR CARD NO. 986887859757
- 2. MR. DATTATRAYA BHIKAJI PACHPUTE**  
AGE- 62 YEARS, OCCUPATION- AGRICULTURIST  
PAN NO. AMMPP0420D  
AADHAR CARD NO. 821942837881  
BOTH ARE R/AT- A/p- KASHTI, TALUKA- SHRIGONDA,  
DIST- AHMEDNAGAR-414701

Hereinafter called & referred to as  
"VENDORS/ASSIGNORS/TRANSFERORS/OWNERS NO. 1 & 2" (Which  
expression shall unless repugnant to the context or meaning thereof shall  
mean & include his / her / their legal heirs, executors, administrators &  
assigns etc.)-----**THE PARTY OF THE FIRST  
PART.**

**AND**







संग्रह
920E/2020
4/8E

**U15122MH2013PTC244955**

**PAN NO. AAFCB5748N**

**HAVING ITS REGISTERED OFFICE AT:**

**FLAT NO. 101, BUILDING GOLDEN GUIDE-E, GOLDEN SQUARE,**

**SUNDER NAGAR, SANTACRUZE (E),**

**MUMBAI-400055, MAHARASHTRA, INDIA**

**THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY**

**MR. RAJESH KUMAR SINGH**

**AGE- 43 YEARS, OCCUPATION- BUSINESS**

**PAN NO. AMYPS8179C**

**AADHAR CARD NO. 404132414792**

Hereinafter called & referred to as **"PURCHASER/  
ASSIGNEE/TRANSFeree"** (Which expression shall unless repugnant to  
the context or meaning thereof shall mean & include their present and  
future directors administrators, assigns, authorized representatives and  
signatories etc.)-----**THE PARTY OF THE  
THIRD PART.**

**AND**

**SAIKRUPA DAIRY FRESH PRIVATE LIMITED**

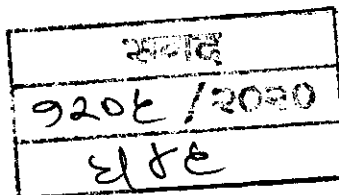
**A COMPANY INCORPORATED UNDER THE PROVISIONS OF  
COMPANIES ACT 2013**

**HAVING ITS CORPORATE IDENTITY NUMBER (CIN)-**

**U15201PN1993PTC073039**

**PAN NO. AACCS3941H**

**HAVING ITS REGISTERED OFFICE AT:**



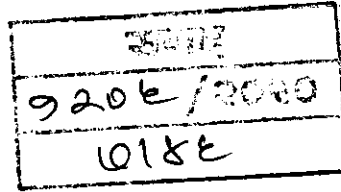
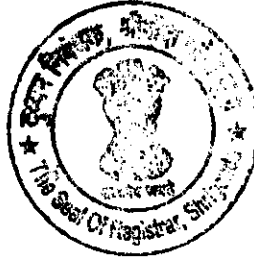
**A/p- KASHTI, TALUKA- SHRIGONDA, DIST- AHMEDNAGAR-414701  
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY/CHAIRMAN  
MR. SAJAN SADASHIVRAO PACHPUTE  
AGE- 28 YEARS, OCCUPATION- BUSINESS  
PAN NO. BEHPP9698R  
AADHAR CARD NO. 511328854411  
R/AT- A/P- KASHTI, TALUKA- SHRIGONDA,  
DIST- AHMEDNAGAR-414701**

Hereinafter called & referred to as "**LESSEE/CONSENTING/CONFIRMING PARTY**" (Which expression shall unless repugnant to the context or meaning thereof shall mean & include their present and future directors administrators, assigns, authorized representatives and signatories etc.)-

-----**THE PARTY OF THE FOURTH PART.**

**WHEREAS** the Party Of The First Part i.e. the Vendors/Transferors No. 1 and 2 are the Owners/ Holders of all that piece and parcel of land bearing Gat No. 1148/2 totally admeasuring 01 H 00 Ares out of that land admeasuring 00 H 97 Ares situated at Kashti, Taluka- Shrigonda, Dist- Ahmednagar. (Herein after referred to as the **SAID LAND** which is particularly described in the **SCHEDULED I** written herein under )

**AND WHEREAS** the Party Of The Second Part i.e. The Lessee i.e. Transferor No. 3 is the Owner/ Holder of all that piece and parcel of construction of Dairy unit approximately admeasuring 2062.12 Sq. Mtrs standing on the land bearing Gat No. 1148/2 totally admeasuring 01 H 00 Ares out of that land admeasuring 00 H 97 Ares situated at Kashti, Taluka- Shrigonda, Dist- Ahmednagar. (Herein after referred to as the "**SAID**



**CONSTRUCTION**" which is particularly described in the **SCHEDULED I** written herein under)

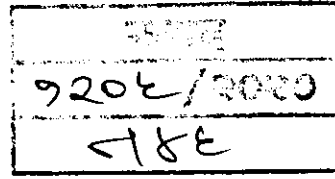
**AND WHEREAS** the said land along with the construction of dairy unit standing thereon is collectively called as the "**SAID PROPERTY**" which is briefly described in the scheduled I written hereunder

**AND WHEREAS** the land bearing Gat No. 1148 totally admeasuring 03 H 47 Ares situated at Kashti, Taluka- Shrigonda, Dist- Ahmednagar was previously owned and possessed by Mrs. Sunanda Sadashiv Pachpute and Mr. Dattatraya Bhikaji Pachpute.

**AND WHEREAS** the Sub-Divisional of Karjat has issued N.A order dated 12/03/1993 for Commercial purposes bearing No. NA/SR/13/93 for the land admeasuring 01 H 00 Ares

**AND WHEREAS** the said land owners i.e. Mrs. Sunanda Sadashiv Pachpute and Mr. Dattatraya Bhikaji Pachpute granted the lease hold rights in respect of land admeasuring 01 H 00 Ares out of Gat No. 1148 to Saikrupa Dairy Pvt. Ltd. through its Chairman Mr. Sadashiv Bhikaji Pachpute vied Lease Deed dated 04/09/1993 which is registered at the office of Sub-registrar at Shrigonda at sr. No. 1611/1993.

**AND WHEREAS** by virtue of the said Lease Deed dated 04/09/1993 the said Gat No. 1148 is divided into Two parts i.e. Gat No. 1148/1 admeasuring 02 H 47 Ares owned and possessed by Mrs. Sunanda Sadashiv Pachpute, Mr. Vikram Baban Pachpute, Mr. Dattatraya Bhikaji Pachpute and Mr. Sudarshan Sadashiv Pachpute and land admeasuring 01 H 00 Ares from Gat No. 1148/2 comes to the share of Saikrupa Dairy Pvt.



Ltd. through its Chairman Mr. Sadashiv Bhikaji Pachpute and the effect of the same is appeared on the 7/12 extract vied Mutation Entry bearing no. 3569.

**AND WHEREAS** the said land owners i.e. Mrs. Sunanda Sadashiv Pachpute and Mr. Dattatraya Bhikaji Pachpute granted the lease hold rights in respect of land admeasuring 01 H 00 Ares out of Gat No. 1148 to Saikrupa Dairy Pvt. Ltd. through its Chairman Mr. Sadashiv Bhikaji Pachpute vied supplementary Lease Deed dated 09/12/1993 which is registered at the office of Sub-registrar at Shrigonda at sr. No. 2131/1993. By virtue of the said supplementary Lease Deed dated 09/12/1993 the said land owners empowers Saikrupa Dairy Pvt. Ltd. through its Chairman Mr. Sadashiv Bhikaji Pachpute to effected construction on the said land and to avail the loan from any bank or financial institution.

**AND WHEREAS** approximately in the Year 1992-1993 the said Saikrupa Dairy Pvt. Ltd. through its Chairman Mr. Sadashiv Bhikaji Pachpute was availed the loan facility from Maharashtra Rajya Vitti Mahamandal Office Pune by mortgaging the same in their favor and accordingly their charge was appeared on the other rights column of the 7/12 extract vied Mutation Entry bearing No. 4114.

**AND WHEREAS** the said Saikrupa Dairy Pvt. Ltd. through its Chairman Mr. Sadashiv Bhikaji Pachpute has repaid all the dues of the said Maharashtra Rajya Vitti Mahamandal Office Pune along with all the interest thereon and accordingly their charge was removed from the 7/12 extract.



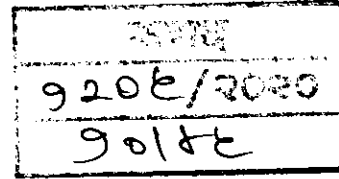
9202/2010  
elke

**AND WHEREAS** the said Saikrupa Dairy Pvt. Ltd. had effected construction of Dairy Unit on the said land admeasuring 00 H 97 Ares out of Gat No. 1148/2 situated at Kashti upon obtaining the construction permission from the Grampanchayat of Kashti

**AND WHEREAS** the said Saikrupa Dairy Pvt. Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute gifted the portion of land admeasuring 00 H 03 Ares for Gym purposes out of land totally admeasuring 01 H 00 Ares to Grampanchayat of Kashti vied Gift deed dated 22/01/1996 which is registered at the office of Sub-registrar at Shrigonda at sr. No. 152/1996 and accordingly the name of Grampanchayat of Kashti is appeared on the 7/12 extract vied Mutation Entry bearing No. 4713.

**AND WHEREAS** the said Saikrupa Dairy Pvt. Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute and Vice Chairman Mr. Nitinkumar Mithulal Munot availed the loan facility against the said land admeasuring 00 H 97 Ares out of Gat No. 1148/2 from Union Bank of India Branch Kashti vied Mortgage Deeds dated 27/08/2014 which is registered at the office of Sub-registrar at Shrigonda at sr. No. 3299/2014 and 25/02/2016 registered dated 26/02/2016 at the office of Sub-registrar at Shrigonda at sr. No. 742/2016 and as on today the charge of Union Bank of India Branch Kashti is still exists.

**AND WHEREAS** the SDO of Shrigonda-Parner division Issued letter dated 08/02/2016 bearing No. Kavi/Jamin/N.A.SR/33/2016 to ADTP of Ahmadnagar for sanctioning the plan from commercial to industrial purposes.



**AND WHEREAS** Gaokamgar Talathi of Kashti Village issued Grampanchayat 8 A extract 24/07/2019 to Saikrupa Dairy Pvt. Ltd. Through Their Chairman Mr. Sadashiv Bhikaji Pachpute in respect of the said land

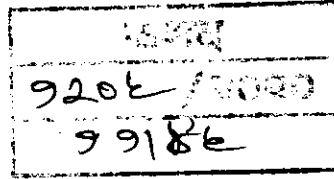
**AND WHEREAS** the Gaokamgar Talathi of Kashti Village issued No Dues certificate dated 08/01/2020 to Saikrupa Dairy Pvt. Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute for the clearance of land revenue.

**AND WHEREAS** the Gaokamgar Talathi of Kashti Village has issued Grampanchayat 8 extracts dated 09/01/2020 and 10/01/2020 to Saikrupa Dairy Pvt. Ltd. Through Their Chairman Mr. Sadashiv Bhikaji Pachpute for the said construction.

**AND WHEREAS** the Gramvikas Adhikari of Grmpanchayat of Kashti issued No Dues certificate dated 10/01/2020 to Saikrupa Dairy Pvt. Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute for No dues of their Dairy unit.

**AND WHEREAS** the Gramvikas Adhikari of Grmpanchayat of Kashti issued No Objection certificate dated 10/01/2020 to Saikrupa Dairy Pvt. Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute for commencement of construction.

**AND WHEREAS** the Gramvikas Adhikari of Grmpanchayat of Kashti issued No Objection certificate dated 10/01/2020 to Saikrupa Dairy Pvt.



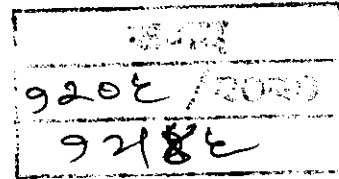
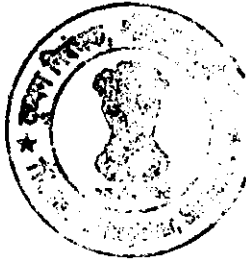
Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute for completion of construction.

**AND WHEREAS** the Saikrupa Dairy Pvt. Ltd. has issued application dated 10/01/2020 to SDO of Shrigonda Parner for granting the permission of the said land from Commercial purpose to industrial purposes.

**AND WHEREAS** the said Saikrupa Dairy Pvt. Ltd. through its Chairman Mr. Sadashiv Bhikajirao Pachpute decided not to convert the said land from Commercial purpose to industrial purposes and therefore he submitted an application dated 18/02/2020 before the Sub-Divisional officer of Shrigonda-Parner requesting him for cancellation of applications dated 08/02/2016 and 10/01/2020 which he filed before for such conversion. However the reply on the said application dated 18/02/2020 from the office of Sub-Divisional officer of Shrigonda-Parner is still awaited.

**AND WHEREAS** the Sub-registrar of Shrigonda issued letter dated 06/02/2020 stating that the certified copy of Lease Deed dated 04/09/1993 which is registered at the office of Sub-registrar at Shrigonda at sr. No. 1611/1993 is not found in the office of sub-registrar.

**AND WHEREAS** by virtue of the above mentioned Lease deeds dated 04/09/1993 and 09/12/1993 the said Saikrupa Dairy Pvt. Ltd. acquired lease hold rights in respect of the said land admeasuring 00 H 97 Ares and acquired ownership rights of the construction of Dairy unit standing thereon subject to the loan/charge of Union Bank of India Branch Kashti.



**AND WHEREAS** the said land owners i.e. Mrs. Sunanda Sadashiv Pachpute and Mr. Dattatraya Bhikaji Pachpute as the owners and transferors No. 1 and Saikrupa Dairy Pvt. Ltd. Through Their Chairman Mr. Sadashiv Bhikaji Pachpute as a lessee and transferor No. 2 both are agreed to sell the said land along with the construction of Dairy unit standing thereon to Bliss Dairy Fresh Private Limited Vied agreement To Sale.

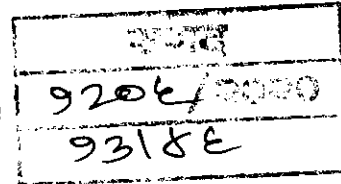
**AND WHEREAS** at present the said property is in the actual possession of Transferor No. 3.

**AND WHEREAS** the Party of the Third Part i.e. the Purchaser approached to the Party of the First Part and Second Part and showed their willingness to purchase the said property along with all rights and benefits attached thereto.

**AND WHEREAS** to the said Agreement To Sell the said Saikrupa Dairy Pvt. Ltd. Through Their Chairman Mr. Sadashiv Bhikaji Pachpute is joined as a necessary party of Transferor No. 3 and also joined as consenting party.

**AND WHEREAS** by executing the said Agreement To Sell, the Lease Deed dated 04/09/1993 and supplementary Lease Deed dated 09/12/1993 shall automatically get cancelled by all the parties and from the date of the said agreement to sell the said Lease Deed dated 04/09/1993 and supplementary Lease Deed dated 09/12/1993 shall have no any kind of legal entity.





**AND WHEREAS** the Purchaser offered to the Transferor No. 1, 2 and 3 an amount of **Rs. 8,32,00,000/- (RUPEES EIGHT CRORES AND THIRTY TWO LACS ONLY)** as consideration towards the purchase of the said property. The consideration offered by the Purchaser being reasonable and as per the prevailing market rate, and the Transferors No. 1, 2 and 3 have agreed to sell, transfer and assign the said property unto the Purchaser on the terms and conditions mentioned in this Agreement To Sale.

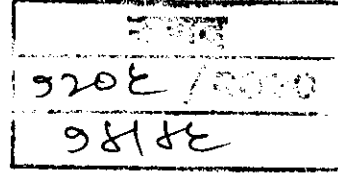
**NOW THEREFORE THIS AGREEMENT TO SALE WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:-**

**1. TRANSFERORS NO. 1, 2 AND 3 AGREES TO TRANSFER / ASSIGN:**

The Transferors No. 1, 2 And 3 are agree to transfer All that consisting of piece and parcel of land bearing Gat No. 1148/2 totally admeasuring 01 H 00 Ares out of that land admeasuring 00 H 97 Ares along with the construction of Dairy unit approximately admeasuring 2062.12 Sq. Mtrs standing thereon situated at Kashti, Taluka-Shrigonda, Dist- Ahmednagar. (The said land along with the construction of Dairy unit standing thereon is collectively called as the **SAID PROPERTY**) along with the furniture and fixture attached thereto.

**2. TOTAL CONSIDERATION:**

The Transferors No. 1, 2 And 3 are agree to sell, transfer and assign all their rights, title and interest in the said property in favour of

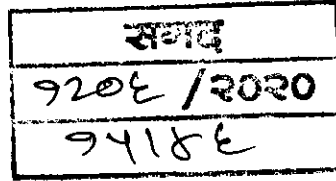


Purchaser for total consideration of **Rs. 8,32,00,000/- (RUPEES EIGHT CRORES AND THIRTY TWO LACS ONLY)**

**3. AMOUNT PAID TO THE VENDORS:**

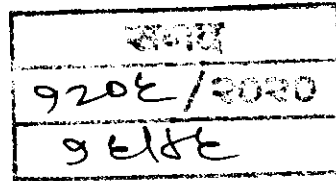
The Purchaser prior to and on execution of this agreement have paid an amount of:

- **Rs. 90,50,000/- (RUPEES NINETY LACS AND FIFTY THOUSAND ONLY)** paid by the purchaser to the Transferors No. 1 i.e. **MRS. SUNANDA SADASHIV PACHPUTE** vied RTGS from time to time.
- **Rs. 90,50,000/- (RUPEES NINETY LACS AND FIFTY THOUSAND ONLY)** paid by the purchaser to the Transferors No. 2 i.e. **MR. DATTATRAYA BHIKAJI PACHPUTE** vied RTGS from time to time
- **Rs. 44,00,000/- (RUPEES FOURTY FOUR LACS ONLY)** paid by the purchaser to Transferors No. 1 i.e. **MRS. SUNANDA SADASHIV PACHPUTE** in the forms of shares as a consideration.
- **Rs. 44,00,000/- (RUPEES FOURTY FOUR LACS ONLY)** paid by the purchaser to the Transferors No. 2 i.e. **MR. DATTATRAYA BHIKAJI PACHPUTE** in the forms of shares as a consideration.
- **Rs. 65,20,000/- (RUPEES SIXTY FIVE LACS AND TWENTY THOUSAND ONLY)** paid by the purchaser to the Transferors No. 3/consenting party viz. **SAIKRUPA DAIRY FRESH PRIVATE LIMITED** through its Director **MR. SAJAN SADASHIVRAO PACHPUTE** in the forms of shares.



- Rs. 1,85,00,000/- (**RUPEES ONE CORER AND EIGHTY FIVE LACS ONLY**) to be paid by the purchaser's Bank (By availing the loan facility) directly to settle the loan account of Transferor No. 3 of Union Bank of India Branch Kashti
- Rs. 96,17,000/- (**RUPEES NINTY SIX LACS SEVENTEEN THOUSAND ONLY**) to be paid by the purchaser's Bank (By availing the loan facility) directly to the account of Transferor No. 3/consenting party viz. SAIKRUPA DAIRY FRESH PRIVATE LIMITED through its Director **MR. SAJAN SADASHIVRAO PACHPUTE**
- RS. 1,04,15,500/- (**RUPEES ONE CORER FOUR LACS FIFTEEN THOUSAND AND FIVE HUNDRED ONLY**) will be paid by the Purchaser to the Vendor No. 1 i.e. **MRS. SUNANDA SADASHIV PACHPUTE** within 90 days from the date of this agreement.
- RS. 1,04,15,500/- (**RUPEES ONE CORER FOUR LACS FIFTEEN THOUSAND AND FIVE HUNDRED ONLY**) will be paid by the Purchaser to the Vendor No. 2 i.e. **MR. DATTATRAYA BHIKAJI PACHPUTE** within 90 days from the date of this agreement.
- Rs. 8,32,000/- (**RUPEES EIGHT LAKHS AND THIRTY TWO THOUSAND NINE HUNDRED ONLY**) to be Less 1 % TDS.

The Transferors No. 1, 2 And 3 hereby admit and acknowledges receipt of the said amount and does hereby discharges Purchaser from the same and every part thereof.



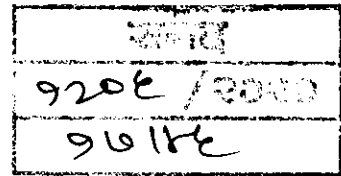
It is seen that immediately upon the clearance of the existing loan along with all the interest thereon The Transferors No. 3 shall provide No dues/Loan clearance certificate along with re-conveyance Deed of Union Bank of India Branch Kashti to the purchaser and the said Vendors No. 1, 2 and 3 shall immediately execute Final Sale Deed in favor of the said purchaser and if they failed to do so the purchaser is entitled to execute the same form the Court of Law.

**4. PAYMENT OF BALANCE CONSIDERATION:**

The Purchaser shall pay the balance consideration amount to the Vendors No. 1, 2 and 3 within 90 days from the date of this agreement as purchaser is seeking loan from any financial institution/Bank. The Vendors shall execute the Final Deed immediately on receipt of the balance consideration.

**5. PURCHASERS TO OBTAIN DOCUMENTS:**

The Transferors No. 1, 2 And 3 shall give all necessary co-operations and supply all the necessary documents, including the original documents regarding the said property to the Purchasers for sanctioning of the loan. The Vendors hereby agrees that they will obtain the necessary permission from the concerned authorities for transfer of the said property and will clear all the dues if any and will produce all necessary documents for the conveyance. The said Vendors shall hand over the possession of the said property to the Purchasers immediately upon receipt of total consideration upon the clearance of the existing loan of Union Bank of India Branch Kashti



**6. POSSESSION OF THE SAID PROPERTY:**

The Transferors No. 1, 2 And 3 shall hand over the possession of the said property to the Purchaser upon receipt of total consideration.

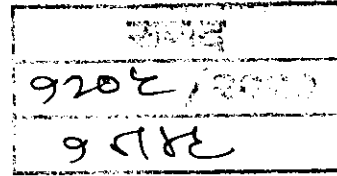
**7. VENDOR AGREE AND UNDERTAKE:**

(a) That the said Property is in actual possession of the said Vendors only.

(b) That the Vendors are only entitled to the said Property and also entitled to dispose off the same in favour of Purchaser and except the said Vendors no other person have any right, title interest or claim of whatsoever nature in the said Property or any part thereof.

(c) The Vendors have not created any charge on the said Property except the charge of Union Bank of India Branch Kashti. The Vendors also agree and confirm that they have not entered into any transaction nor agreed to enter any other transaction with any third party like sale, exchange, gift, lease, mortgage or any other agreement with any other person Bank, Institution, Company than the Purchasers nor they have created any third party interest in or relating to the said Property or any part thereof except the charge of Union Bank of India Branch Kashti

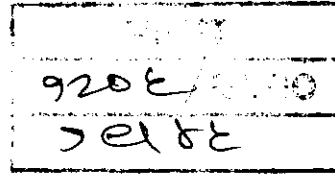
(d) The Vendors shall immediately obtain written permission / consents from the concerned authority for the transfers of the said property in favour of the purchasers.



- (e) The Vendors shall do all such acts deeds and things as shall be necessary for conferring absolute and better title of the said property in favour of Purchaser.
- (f) That the said Property is neither requisitioned nor acquired nor reserved for any purpose nor any notice thereof have been received by the Vendors nor notified for the same under any of the provisions or statues.
- (g) That the said Property is not subject matter of any dispute in any Court of Law, tribunal, authorities or even otherwise relating to title, tenancy rights, license, boundaries, encroachment etc. or of whatsoever nature including proceeding for recovery of amount by any bank or any institution, person etc.
- (h) The said Property is neither encumbered nor attached nor prohibited to sell or otherwise dispose off by any order of Court of Law or tribunal or authority and the Vendors have perfect marketable title to the said Property and the said Property is free from all encumbrances except the loan/charge of Union Bank of India Kashti Branch.
- (i) That all the outgoings levied on the said property such as Grampanchyat Taxes, N.A. taxes, etc. satisfactorily discharged and paid by the Vendors till today shall be payable under any statues, enactments, rules, regulations, contracts etc.

**8. FINAL CONVEYANCE:**

Upon the receipt of total consideration the Vendors/ The Transferors No. 1, 2 And 3 shall execute the final conveyance / deed of transfer



and assignment/Deed of the said property in favour of Purchaser or shall execute any other document, as shall be called upon by Purchasers to transfer the said property absolutely in favour of Purchasers.

**9. TITLE OF THE SAID PROPERTY:**

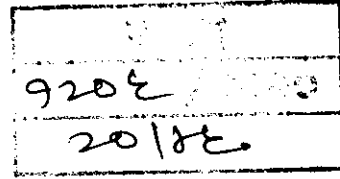
The Transferors No. 1, 2 And 3 hereby declares that they have absolute right, title and interest in the said Property and they are authorized to transfer and assign the same unto Purchasers. The Vendors further declares and assures that they have not assigned, transferred, sold or encumbered her right, title and interest in the said Property or part thereof to any other person and have not done any thing as to endanger the marketability of the title of the said Property. However, in case any claim is made by any person on the said Property the said Vendor agrees to clear such claim and shall make the said Property marketable at their own cost and further keep Purchasers indemnified from all losses.

**10. PURCHASERS TO BEAR STAMP DUTY:**

The Stamp duty, Registration charges, Advocate fees and all other ancillary costs, as required or may be required for this agreement and to execute the conveyance or any other document is and shall be borne by Purchaser.

**11. VENDOR TO CLEAR TAXES \ CHARGES:**

All the outgoings such as Grampanchayat taxes, Assessments, Cesses, Government taxes, water charges, MSEDCL, N.A Taxes and other such



charges etc. till the date of the possession is to be borne and paid by the Vendors, and the Purchasers shall be liable to pay the same after they receive the possession of the said property. The parties agree that they shall keep the other party indemnified from any such claim or liability.

**12. APPLICATIONS:**

After the receipt of the balance consideration the Vendors shall sign all applications and writings, as shall be necessary to insert the name of the purchaser on 7/12 extract or any other revenue records, MSEDCL records, water connections .

**13. VENDOR TO DELIVER ALL DOCUMENTS:**

The Vendor agrees that they will deliver to Purchasers all the documents and writings regarding the said Property which are in their custody and they further undertakes to deliver or cause to deliver, to the Purchasers, all the documents, deeds and writings which may be found in their custody or which they can obtain or demand.

**VALUATION AND STAMP DUTY:**

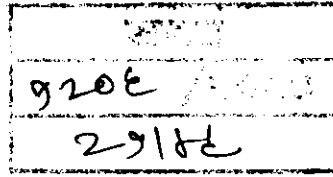
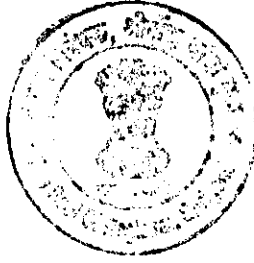
**LOCATION:** Gat No. 1148/2 totally admeasuring 01 H 00 Ares out of that land admeasuring 00 H 97 Ares situated at Kashti, Taluka- Shrigonda, Dist- Ahmednagar

**VIBHAG NO.** -----

**CONSTRUCTION AREA OF THE SAID DAIRY UNIT: APPROXIMATELY ADMEASURING 2062.12 Sq. Mtrs SQ. MTRS**

**The MARKET VALUE: Rs.** -----/-





**CONSIDERATION: Rs. 8,32,00,000/- (RUPEES EIGHT CRORES AND THIRTY TWO LACS ONLY)**

**STAMP DUTY AND REGISTRATION FEES:** Market value is higher than the Consideration hence the **Stamp duty of Rs. 49,92,000/-** and **Registration Fees of Rs. 30,000/-** is paid on the Market Value under the provisions of the Bombay Stamp Act 1958.

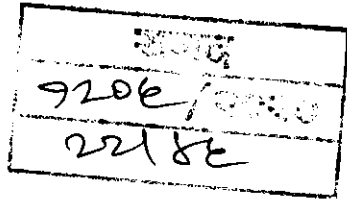
**SCHEDULE I**

**DESCRIPTION OF THE SAID CONSTRUCTION:**

All that piece and parcel of land bearing Gat No. 1148/2 totally admeasuring 01 H 00 Ares out of that land admeasuring 00 H 97 Ares situated at Kashti, Taluka- Shrigonda, Dist- Ahmednagar along with the construction of dairy unit consisting of

1. Main plant building admeasuring 422.75 Sq. Mtrs,
2. office building consisting of Two Floors admeasuring 285.76 Sq. Mtrs,
3. Ice factory building admeasuring 59.17 sq. Mtrs,
4. By products Ice cream building consisting of Three Floors admeasuring 398.78 Sq. Mtrs,
5. Security cabin, industrial shed, Temple and Sabhamandap along with open sheds totally admeasuring of 895.66 sq Mtrs

along with consisting of various land developments such as bricks, Compound wall, MS Gate, Garden, Internal Roads, Paving around the buildings with paved blocks machinery foundation and miscellaneous items. The said company also consists of movable and immovable plants and machineries inclusive of Condense plant, boiler, electric installations, DG Set refrigeration Box and other miscellaneous instruments and machinery and their attachment and the said land property is bounded as under:



On Or Towards East : By Nagar Daund Road

On Or Towards South : By Gat No. 1146 and 1147

On Or Towards West : By Gat No. 1152

On Or Towards North : By Gat No. 1149 and 1151

IN WITNESS WHEREOF THIS AGREEMENT TO SALE HAS BEEN EXECUTED AND SIGNED HEREUNDER BY THE PARTIES ON THE AFORESAID DATE AT SHRIGONDA.

*Mrs S.S. Pachpute*

**MRS. SUNANDA SADASHIV PACHPUTE  
VENDOR/ASSIGNOR/TRANSFEROR/OWNER NO. 1  
THE PARTY OF THE FIRST PART**



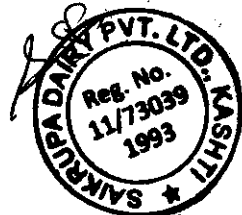
*श्री दत्तात्रय भिकाजी पचपुते*

**MR. DATTATRAYA BHIKAJI PACHPUTE  
VENDOR/ASSIGNOR/TRANSFEROR/OWNER NO. 2  
THE PARTY OF THE FIRST PART**



**SAIKRUPA DAIRY FRESH PRIVATE LIMITED  
THROUGH ITS DIRECTOR/AUTHORIZED  
SIGNATORY/CHAIRMAN**

**MR. SAJAN SADASHIVRAO PACHPUTE**

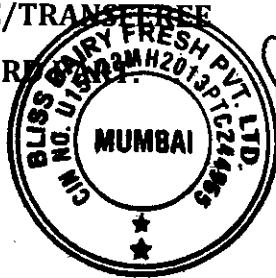
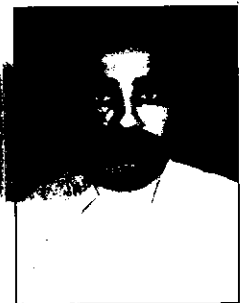




7202/2020
23/8E

**VENDOR/LESSEE/ TRANSFEROR NO. 3  
THE PARTY OF THE SECOND PART**

**BLISS DAIRY FRESH PRIVATE LIMITED  
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY  
MR. RAJESH KUMAR SINGH  
PURCHASER/ ASSIGNEE/TRANSFEREE  
THE PARTY OF THE THIRD PART**



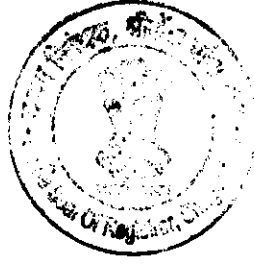
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**SAIKRUPA DAIRY FRESH PRIVATE LIMITED  
THROUGH ITS DIRECTOR/AUTHORIZED  
SIGNATORY/CHAIRMAN  
MR. SAJAN SADASHIVRAO PACHPUTE  
LESSEE/CONSENTING/CONFIRMING PARTY  
THE PARTY OF THE FOURTH PART.**

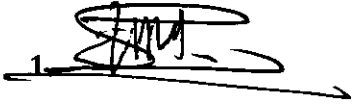


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**WITNESSESS:**

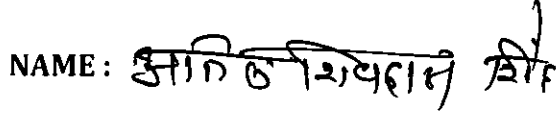


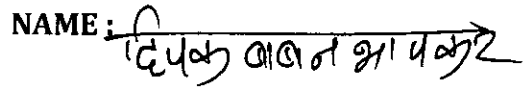
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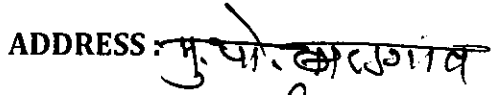
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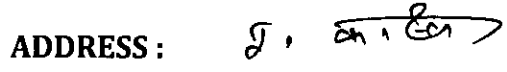
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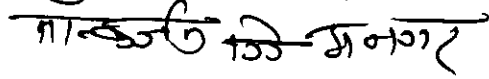


NAME: 

NAME: 

ADDRESS: 

ADDRESS: 





9204 / 2020
24/8E

**RECEIPT**

RECEIVED from M/s. Bliss Dairy Fresh Pvt Ltd a sum of Rs. 181,00,000/- (Rs. One Crore Eighty One Lakhs Only) as PART PAYMENT for sale of the Land bearing Gat No. 1148/2 totally admeasuring 01 H 00 Ares out of that land admeasuring 00 H 97 Ares situated at Kashti, Taluka- Shrigonda, Dist- Ahmednagar

**We SAY RECEIVED**

**Mr. Dattatraya Pachpute**

**Mrs. Sunanda Pachpute**

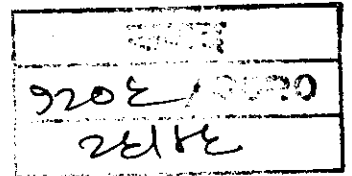
Witness :

1. ~~श्री अनिल शिवहाय शिंदे~~
2. श्री विपिन बाबल भायल

Bliss Dairy

Bliss Dairy Fresh Pvt. Ltd.

Board Resolution



Date 03/08/2017

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/s BLISS DAIRY FRESH PVT LTD HELD AT 4A, Emgeen Chambers, CST Road, Colina, Near Mumbai University, Santacruz East, Mumbai - 400098 ON 03<sup>rd</sup> August 2017

RESOLVED

- 1) Resolved that consent of the Board be and is hereby given to avail the Facility for meeting the loan requirements of the Company' from any institution (institution).
- 2) RESOLVED FURTHER THAT Mr. Rajesh Singh, Director of the Company, authorized to negotiate the terms & condition and execute for and on behalf of the Company request letters and any other agreements, deeds, documents and writings as may be required by BANK LTD and to do all such acts, deeds and things necessary for the availing the aforesaid Facility and giving effect to this resolution."
- 3) RESOLVED FURTHER THAT Mr. Rajesh Singh, Director is authorized to create such security as may be required by institution and to execute any agreements, deeds, documents and writings and do all acts, deeds, matters and things as may be required by institution .
- 4) RESOLVED FURTHER THAT Mr. Rajesh Singh Director of the Company shall be the authorized signatory of the Company, for all other purposes in relation to availing of the aforesaid Facility
- 5) RESOLVED FURTHER THAT wherever necessary the common seal of the Company be affixed on all necessary documents for availing the Facility in accordance with the Articles of Association of the Company

Name of Director

Signature

1 RAJESH SINGH

For Bliss Dairy Fresh Pvt. Ltd.

  
Director

:- घोषणापत्र/शपथपत्र :-

9206/1000  
2018

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक, म.रा. पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे/आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांनी मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतूदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादित व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

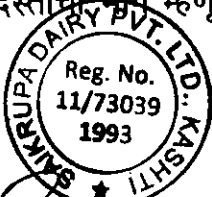
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे कलम ४४ व वेळोवेळी न्यायालयाचे/उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भविल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताच्या भूषण म्हणून जोडत आहोत.

लिहून देणार



स.स. पाच

ms S.S. Pach



लिहून घेणार

# Saikrupa Dairy Pvt. Ltd.



Reg. office :- A/P. Kashti, Tal. Shrigonda Dist. Ahmednagar Pin:-414701  
☎-(02487) 231354, 231654, Fax 231633, 📠 9552512433  
Pune - (020) 24262934, 24269600.  
GIN No. U15201PN1993PTC073039 e-mail : saikrupakrushnai@gmail.com

## BOARD RESOLUTION

Date :

This is a certified true copy of the resolution passed by the Directors of the M/s.SaikrupaDairy Pvt Ltd at the meeting held on 11/01/2020 at Registered office.

\*Resolved that, the companyhas decided to sell the business of Saikrupa Dairy Pvt Ltd including brand, Building and Plant & Machineries to M/s. Bliss Dairy Fresh Pvt Ltd.

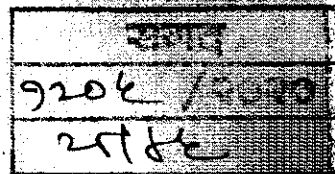
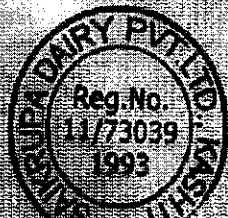
Further Resolved that Mr Sajan Sadashiv Pachpute, one of the Directors of the company is hereby authorized to do all such needful in this matter, i.e to close the deal, sign any paper, give an undertaking, affix the company seal, execute & registered the mortgage deed, to execute agreement to mortgage and such other matter for and on behalf of the company\*

For Saikrupa Dairy Pvt Ltd

1. Mr. Sajan Sadashiv Pachpute
2. Mr. Sudarshan Sadashiv Pachpute
3. Mr. Nitin Mitthulal Munot
4. Mr. Ashok Bhanudas Bagade
5. Mr. Dattatrya Bhikaji Pachpute
6. Mrs. Miratai Ashok Dhekhane

Directors

*Sujan*



*Sajan*  
*Sudarshan*

*Ashok*

*Bagade*

*Dattatrya*

*Miratai*



*Blissfresh™*

**Bliss Dairy Fresh Pvt. Ltd.**

**BOARD RESOLUTION**

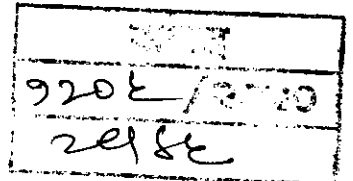
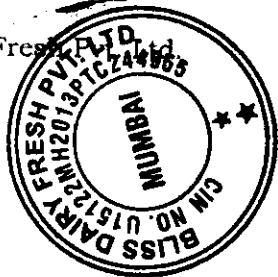
This is a certified true copy of the resolution passed by the Board of Directors of the M/s. Bliss Dairy Fresh Pvt Ltd at the meeting held on 10/02/2020 at office situated at 4A, Emgeen Chambers, CST Road, Kalina, Santacruz (E), Mumbai -400098.

Resolved that, all Terms & Conditions of Credit facilities sanctioned by The Cosmos Co. Op. Bank Ltd for Rs.825.00 Lakhs vide their Sanction No.15 (1/1) dated 04/01/2020 are accepted by us.

Further Resolved that Mr. Rajesh Singh, Director of the company is hereby authorized to do all such needful in this matter, i.e to make application, sign any paper, give an undertaking, application for membership, affix the company seal, execute & registered the mortgage deed and such other matter for and on behalf of the company”

For M/s Bliss Dairy Fresh Pvt. Ltd.

- 1.
- 2.



Directors

वर्ष: 2019-20		गाव नमुना आठ-अ धारण जमिनीची नोंदवही (कृषिक) (आसामीवार खतावणी -- जमाबंदी पत्रक)					3/20/2020		
गाव: काष्टी		तालुका: श्रीगोंदा			जिल्हा: अहमदनगर				
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर	एकूण		
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
		लागवडी योग्य पोटखराब क्षेत्र							
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प. ग्रा. प.		
खाते क्रमांक 5640	चे.सदाशिव भिकाजी पाचपुते साईकृपा डेअरी प्रा.लि.काष्टी.								
व्यक्तिगत खातेदार	1148/2	0.97.00	0.0000	0.97.00	2.91	0	20.37	2.91	26.19
एकूण		0.97.00	0.0000	0.97.00	2.91	0	20.37	2.91	26.19

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 20/03/2020

सांकेतिक क्रमांक :- 272600120333360000320202424

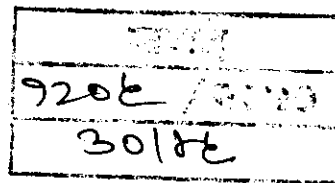
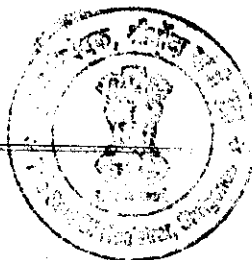
(नाव :- अतुल प्रकाश सुखेकर)

तलाठी साखा :- श्रीगोंदा जिल्हा :- अहमदनगर

मौजे :-

ता.श्रीगोंदा, जि.अहमदनगर

5040



अहवाल दिनांक : 20/03/2020

गाव नमुना सात  
अधिकार अभिलेख पत्रक  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम ३,५,६ आणि ७ ]

गाव :- काष्टी तालुका :- श्रीगोंदा जिल्हा :- अहमदनगर शेवटचा फेरफार क्रमांक : 12658 व दिनांक : 26/01/2020  
गट क्रमांक व उपविभाग : 1148/2

गट क्रमांक व उपविभाग 1148/2	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव				
शेताचे स्थानिक नाव :-		क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी.	से.सदाशिव भिकाजी पाचपुते	0.97.00	2.91	(33569)	5640, 5762
जिरायत	1.00.00	साईकृपा डेअरी प्रा.लि.काष्टी				कळाचे नाव
बागायत	-					इतर अधिकार
तरी	-	सरपंच रामपंचायत काष्टी तर्फे	0.03.00	0.09	(4713)	इतर
वरकस	-	शिवराम दशरथ पाचपुते				बिगर शेती (3779)
इतर	-					इतर
एकूण क्षेत्र	1.00.00					इतर
पोट-खराब (लागवडीस अयोग्य)	-					बोजा - राष्ट्रीयकृत बँक गहाण
वर्ग (अ)	-					(5646)
वर्ग (ब)	-					बोजा - राष्ट्रीयकृत बँक गहाण
एकूण पो.ख.	0.00.00					युनियन बँक ऑफ इंडिया शाख काष्टी र.रु
आकारणी	3.00					50,00,000/- साई कृपा डेरी यांचे सदाशिव पाचपुते
जुडी किंवा विशेष	-					(8511)
आकारणी	-					बोजा - राष्ट्रीयकृत बँक गहाण
						युनियन बँक र.रु 12,50,000/-
						सदाशिव, निर्मानकमार (9859)
						बोजा - राष्ट्रीयकृत बँक गहाण
						युनियन बँक शाखा काष्टी र.रु 1 कोटी 50 लाख
						साईकृपा डेअरी प्रा लि चेअरमन श्री सदाशिव
						भिकाजी पाचपुते (10470)
जने फेरफार क्र. (3569),(3779),(4114),(4713),(5641),(12588),(12658)						सीमा आणि भ्रमापन चिन्हे :

गाव नमुना बारा

पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २९ ]  
गाव :- काष्टी तालुका :- श्रीगोंदा जिल्हा :- अहमदनगर शेवटचा फेरफार क्रमांक : 12658 व दिनांक : 26/01/2020  
गट क्रमांक व उपविभाग : 1148/2

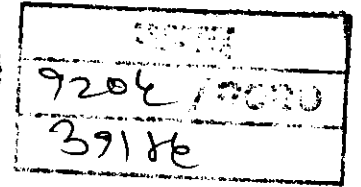
पिकाखालील क्षेत्राचा तपशील															
		मिश्र पिकाखालील क्षेत्र							निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी			
2019-20	रब्बी								ज्वारी	1.0000	0.0000	इमारत पड	0.0300		
												दुध डेअरी	0.9700		

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."  
दिनांक :- 20/03/2020  
सांकेतिक क्रमांक :- 272600120333360000320201423

( नाव :- अतुल प्रल्हाद सुपेकर )  
तलाठी साक्षात :- काष्टीतलाठी :- श्रीगोंदा जिल्हा :- अहमदनगर

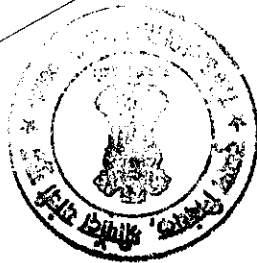
मौजे :-  
ता.श्रीगोंदा, जि.अहमदनगर

गट क्रमांक व उपविभाग : 1148/2





0000/  
2127



नमुना ८ नियम

सन. २०१५-२०१६ ते २०१८-२०१९ साठी कर आकारणी नोंदवही

पान नंबर : 2

ग्रामपंचायत : काशी

तालुका : श्रीगोंदे

जिल्हा : अहमदनगर

वॉर्ड क्रमांक :

अ.क्र.	रस्त्याचे नाव/ललिते	गट क्र. /प्लॉट क्र. /भू. क्र.	मालम ता. क्रमांक	मानकाचे (आरण्य क्षेत्राच्या) नाव	भागावटा नाव	मालमतेचे वर्णन	मिळकत		क्षेत्रफळ (वॉ. मी.)	रेडीरकनर दर		घसा दर	र. मूल्या	भांडव कर	आर्थिक करानी रकम (रुपयात)	आशीलाचे निकाल व त्यावर केलेले फेरफार				नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेर						
							वापरासाठी	कमीचे		प्रती वॉ. मी.	प्रति वॉ. मी.					वॉ. मी.	वॉ. मी.	वॉ. मी.	वॉ. मी.		वॉ. मी.	वॉ. मी.				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७

सदरचा उतारा हा मालकी हक्काचा नसून कायदाकारणीचा आहे. सदरच्या उतारावरून बरेही विक्रीचा व्यवहार झालेस त्यास ग्रामपंचायत जबाबदार राहणार नाही. शासन परिपत्रक क्र. VTM-२०३/प्र.क्र.२०१८/प्र.रा.४ दि.२० नोव्हेंबर २००३ नुसार ग्रामीण भागातील घरांची नोंदणी पती-पत्नी यांच्या संयुक्त नावे करण्याबाबत निर्दिष्ट करण्यात आलेले आहे.

आवक क्रमांक-५५/५०१२३०९

जेणे प्रमाणे उतारा दिला असे दिनांक- 10/01/2020



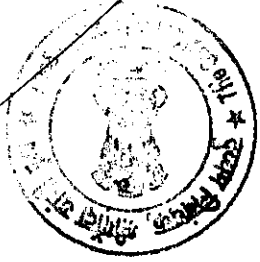
*Handwritten signature*

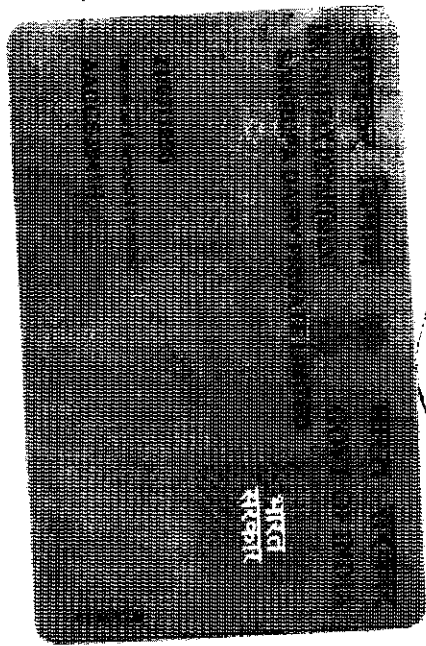


**ग्रामविकास अधिकारी**  
ग्रामपंचायत काशी  
ता. श्रीगोंदा जि. अहमदनगर

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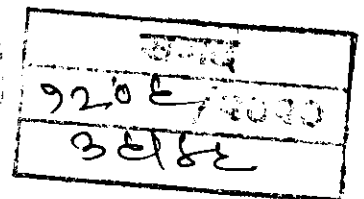
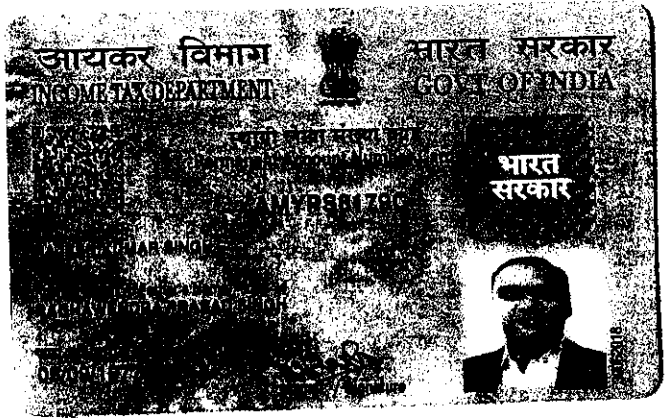
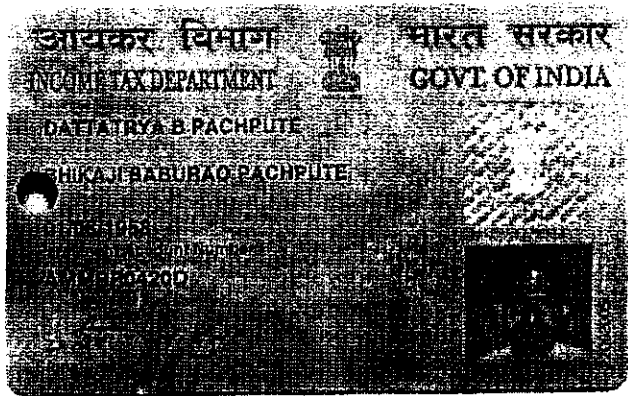
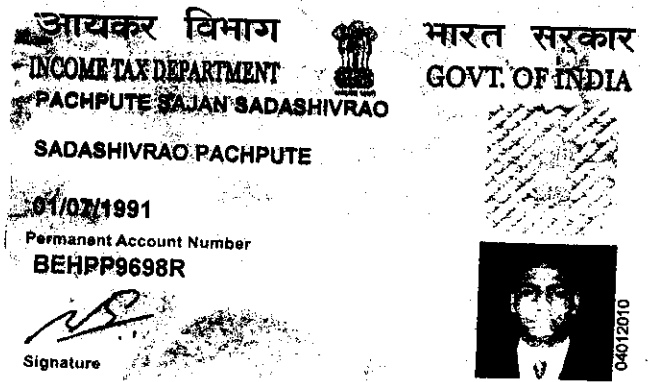


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संख्या
१२०६/२०१०
३५/६६



ओळख देणार नं. १

नाव :- अनिल शिवदास शिंदे

वय :- ४६ वर्षे,

पूर्ण पत्ता :- २, काळे न, मीना



आयकर विभाग  
INCOME TAX DEPARTMENT  
SHINDE ANIL SHIVDAS

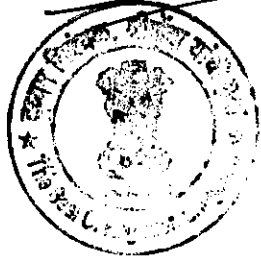


भारत सरकार  
GOVT. OF INDIA

SHIVDAS BABURAO SHINDE

01/06/1974  
Permanent Account Number  
EFYPS4490M

Signature



920६  
36/६६

ओळख देणार नं. २

नाव :- दिपक बबन भापकर

वय :- २६ वर्षे,

पूर्ण पत्ता :- २, काळे न, मीना



भारतीय अद्वितीय ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता आमदार माळ, कश्ठी, अहमदनगर, काश्ठी, महाराष्ट्र, 414701  
Address: amdar MALA, Kashti, Ahmadnagar, Kashti, Maharashtra, 414701



भारत सरकार  
Government of India

दिपक बबन भापकर  
Dipak Baban Bharkar  
जन्म तारीख / DOB 16/04/1994  
पुरुष / Male



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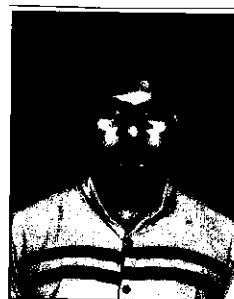


help@uidai.gov.in



www.uidai.gov.in

माझे आधार, माझी ओळख



DIPAK

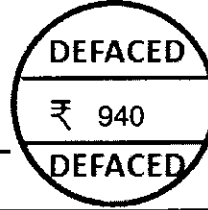


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2003202005539	Receipt Date	23/03/2020
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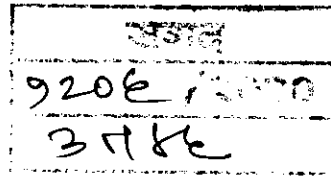
Received from Bliss Dairy Fresh Rajesh K Singh, Mobile number 9820767970, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered on Document No. 1206 dated 23/03/2020 at the Sub Registrar office S.R. Shrigonda of the District Ahmednagar.



**Payment Details**

Bank Name	MAHB	Payment Date	20/03/2020
Bank CIN	10004152020032004712	REF No.	004064903
Deface No	2003202005539D	Deface Date	23/03/2020

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





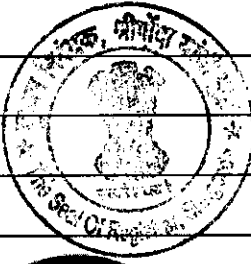
सगद
१२०६/२०२०
३५४६



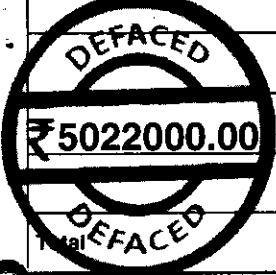
**CHALLAN**  
**MTR Form Number-6**



<b>GRN</b> MH013677588201920M	<b>BARCODE</b>	<b>Date</b> 19/03/2020-17:44:17	<b>Form ID</b> 25.2
<b>Department</b> Inspector General Of Registration		<b>Payer Details</b>	
<b>Type of Payment</b> Stamp Duty Registration Fee		<b>TAX ID / TAN (If Any)</b>	
		<b>PAN No.(If Applicable)</b>	
<b>Office Name</b> SGD_SHRIGONDA SUB REGISTRAR	<b>Location</b> AHMEDNAGAR	<b>Full Name</b>	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH
<b>Year</b> 2019-2020 One Time		<b>Flat/Block No.</b>	KASHTI
<b>Account Head Details</b>		<b>Amount In Rs.</b>	<b>Premises/Building</b>
0030046401 Stamp Duty		4992000.00	Road/Street
0030063301 Registration Fee		30000.00	Area/Locality
			Town/City/District
			PIN
			4 1 4 7 0 1
			<b>Remarks (If Any)</b>
			SecondPartyName=MRS SUNANDA SADASHIV PACHPUTE-CA=83200000-Marketval=83200000
		<b>Amount In</b>	Fifty Lakh Twenty Two Thousand Rupees Only
		<b>Words</b>	
		50,22,000.00	
<b>Payment Details</b> UNION BANK OF INDIA		<b>FOR USE IN RECEIVING BANK</b>	
<b>Cheque-DD Details</b>		<b>Bank CIN</b>	02901791903202039310
		<b>Ref. No.</b>	37516395
<b>Cheque/DD No.</b>		<b>Bank Date</b>	20/03/2020-11:47:35
		<b>RBI Date</b>	Not Verified with RBI
<b>Name of Bank</b>		<b>Bank-Branch</b>	UNION BANK OF INDIA
<b>Name of Branch</b>		<b>Scroll No. , Date</b>	1 , 21/03/2020



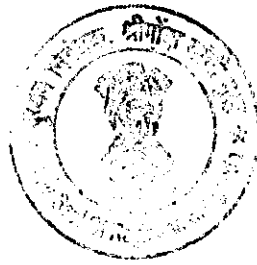
संगत  
१२०६ / २०२०  
४० / ४६



Department ID : Mobile No. : 9820767970  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-157-1206	0007025101201920	23/03/2020-11:15:55	IGR345	30000.00
2	(iS)-157-1206	0007025101201920	23/03/2020-11:15:55	IGR345	4992000.00
<b>Total Defacement Amount</b>					<b>50,22,000.00</b>



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CHALLAN  
MTR Form Number-6



GRN	MH013677588201920M	BARCODE	[Barcode]				Date	19/03/2020-17:44:17	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	SGD_SHRIGONDA SUB REGISTRAR			Full Name	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH					
Location	AHMEDNAGAR			Fiat/Block No.	KASHTI					
Year	2019-2020 One Time			Premises/Building						
Account Head Details		Amount in Rs.		Road/Street	KASHTI					
0030046401 Stamp Duty		4992000.00		Area/Locality	GAT NO 1148/2					
0030063301 Registration Fee		30000.00		Town/City/District						
				PIN	4 1 4 7 0 1					
				Remarks (If Any)	SecondPartyName=MRS SUNANDA SADASHIV PACHPUTE-CA=83200000-Marketval=83200000					
				Amount In	Fifty Lakh Twenty Two Thousand Rupees Only					
		50,22,000.00		Words						
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02901791903202039310		37516395		
Cheque/DD No.				Bank Date	RBI Date	20/03/2020-11:47:35		Not Verified with RBI		
Name of Bank				Bank-Branch		UNION BANK OF INDIA				
Name of Branch				Scroll No. , Date		1 , 21/03/2020				

Department ID :

Mobile No. : 9820767970

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

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-157-1206	0007025101201920	23/03/2020-11:15:55	IGR345	30000.00
2	(iS)-157-1206	0007025101201920	23/03/2020-11:15:55	IGR345	4992000.00
Total Defacement Amount					50,22,000.00





संगल
१२०६/२०१७
६३१६

157/1206

सोमवार, 23 मार्च 2020 11:16  
म.पू.

दस्त गोषवारा भाग-1

सगद

दस्त क्रमांक: 1206/2020

दस्त क्रमांक: सगद /1206/2020

बाजार मूल्य: रु. 8,32,00,000/- मोबदला: रु. 8,32,00,000/-

भरलेले मुद्रांक शुल्क: रु.49,92,000/-

दु. नि. सह. दु. नि. सगद यांचे कार्यालयात  
अ. क्र. 1206 वर दि.23-03-2020  
रोजी 11:14 म.पू. वा. हजर केला.


दस्त हजर करणाऱ्याची सही:

पावती:1832

पावती दिनांक: 23/03/2020

सादरकरणाराचे नाव: ब्लीस डेअरी फ्रेश प्रा.लि. करिता  
मॅनेजिंग डायरेक्टर राजेश कुमार सिंह --

नोंदणी फी

रु.  
30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकुण: 30920.00

Sub Registrar Shrigonda

Sub Registrar Shrigonda

दस्ताचा प्रकार: अॅप्रीमेंट टू सेल

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 23 / 03 / 2020 11 : 14 : 41 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 03 / 2020 11 : 15 : 44 AM ची वेळ: (फी)





सगद
१२०६/२०२०
४५१६६

Summary-2( दस्त गोषवारा भाग - २ )



दस्त गोषवारा भाग-2

सगद ४६/४६  
दस्त क्रमांक: 1206/2020

23/03/2020 11 19:05 AM

दस्त क्रमांक :सगद/1206/2020  
दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ब्लिस डेअरी फ्रेश प्रा.लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 101, बिल्डींग गोल्डन गाईड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AAFCS5748N	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:सुनंदा सदाशिव पाचपुते - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन नंबर: AMIPP6108Q	लिहून देणार वय :-50 स्वाक्षरी:-		
3	नाव:दत्तात्रय भिकाजी पाचपुते - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन नंबर: AMMPP0420D	लिहून देणार वय :-62 स्वाक्षरी:-		
4	नाव:साईकृपा डेअरी फ्रेश प्रा.लि. चे चेअरमन साजन सदाशिव पाचपुते पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा --, ब्लॉक नं: ---, रोड नं: -, महाराष्ट्र, AHMEDNAGAR. पिन नंबर: BEHPP9698R	लिहून देणार वय :-28 स्वाक्षरी:-		
5	नाव:मान्यता देणार-साईकृपा डेअरी फ्रेश प्रा.लि. चे चेअरमन साजन सदाशिव पाचपुते - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: काष्टी, ता. श्रीगोंदा --, ब्लॉक नं: ---, रोड नं: -, महाराष्ट्र, AHMEDNAGAR. पिन नंबर: AACCS3941H	मान्यता देणार वय :-28 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ: 23 / 03 / 2020 11 : 18 : 08 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिपक बबन भापकर - - वय:26 पत्ता:काष्टी, ता. श्रीगोंदा पिन कोड:414701		
2	नाव:अनिल शिवदास शिंदे - - वय:46 पत्ता:काष्टी, ता. श्रीगोंदा पिन कोड:414701		

शिवका क्र.4 ची वेळ: 23 / 03 / 2020 11 : 18 : 52 AM

Sub Registrar Shrigonda

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date	
1	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH	eChallan	02901791903202039310	MH013677588201920M	4992000.00	SD	0007025101201920	23/03/2020
2	BLISS DAIRY FRESH PVT LTD MANAGING DIRECTOR RAJESH K SINGH	eChallan		MH013677588201920M	30000	RF	0007025101201920	23/03/2020
3		DHC		2003202005539	940	DHC	2003202005539D	23/03/2020

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

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