

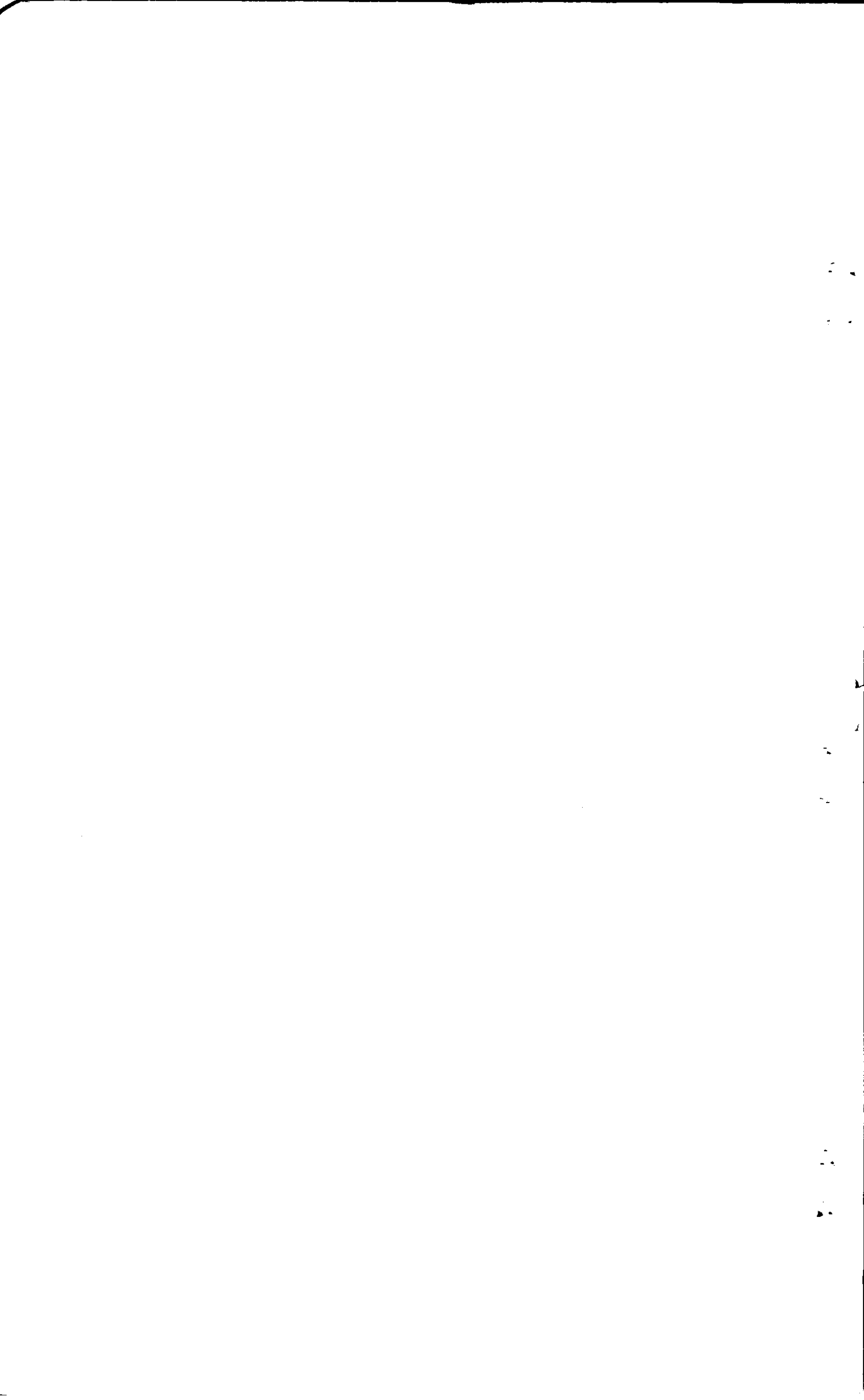
Composite Deed of Mortgage & Hypothecation

Executed at - Shrigonda 18th June 2020

M/s. Bliss Dairy Fresh Pvt Ltd.

Index II

संगद-1743-2020



157/1743

Thursday, June 18, 2020

5:30 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 2481 दिनांक: 18/06/2020

गावाचे नाव: काष्टी

दस्तऐवजाचा अनुक्रमांक: सगद-1743-2020

दस्तऐवजाचा प्रकार: गहाणखत

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:50 PM ह्या वेळेस मिळेल.

Sub Registrar Shrigonda

बाजार मुल्य: रु.0/-

मोबदला रु.82500000/-

भरलेले मुद्रांक शुल्क : रु. 413000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1806202005845 दिनांक: 18/06/2020

बँकेचे नाव व पत्ता:

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

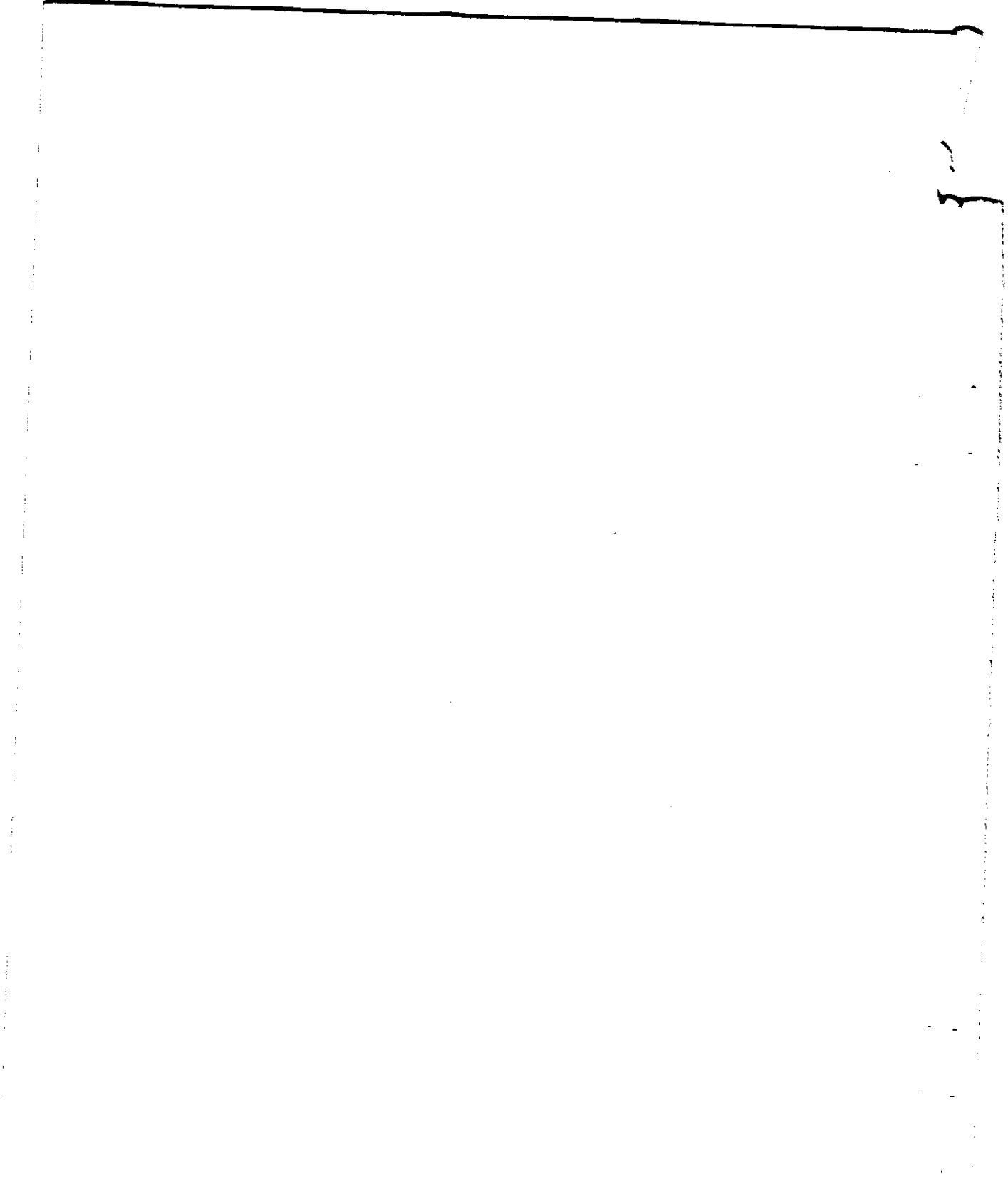
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000753120202021E दिनांक: 18/06/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1806202005686 दिनांक: 18/06/2020

बँकेचे नाव व पत्ता:





19/06/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. श्रीगोंदा

दस्त क्रमांक : 1743/2020

नोंदणी :

Regn:63m

गावाचे नाव : काष्टी

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	82500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अहमदनगर z.p. इतर वर्णन :, इतर माहिती: गहाणखत मौजे काष्टी,ता. श्रीगोंदा,जि. अहमदनगर व मौजे अंबीवली,ता. शहापूर,जि. ठाणे व कसबे कोलेकल्याण,ता. अंधेरी,मुंबई येथील मिळकतीचे-(1)मौजे काष्टी येथील डेअरीचे- गट नं. 1148/2 क्षेत्र 1 हे. 00 आर यापैकी खरेदीखत दस्त नं. 1742/2020 ने कर्जदार यांनी खरेदी घेतलेले 0 हे. 97 आर,आकार 2 रु. 91 पैसे,क्षेत्र आहे ते संपूर्ण क्षेत्र तुम्हांस तारण दिले आहे. यात सुमारे 2062-12 चौ.मी. मध्ये दुग्ध डेअरीचे बांधकाम केलेले युनिट आहे त्यासह काहीएक राखून न ठेवता दिले आहे. तसेच याचा ग्रा.पं.मि.नं. 1702 आहे.(2)मौजे अंबीवली,ता. शहापूर,जि. ठाणे येथल गट नं. 409 पैकी सुमारे 36000 चौ.मी. क्षेत्र तारण दिले असे. यामध्ये उभे असणा-या फॅक्टरी,मशिनरी,फर्निचर व मोकळी जागा,इमारत बांधकाम केलेले युनिट आहे त्यासह काहीएक राखून न ठेवता दिले आहे.(3)कसबे कोलेकल्याण(अंधेरी),ता. अंधेरी,मुंबई येथील सदनिकेचे- उपविभागाचे नाव 31/172,भु भाग उत्तरेकडे जवाहरलाल नेहरू मार्ग,पुर्वेस गावसिमा,दक्षिणेस सि.एस.टी.मार्ग,पश्चिमेस गावची सिमा,सदर मिळकत सि.स.नं. 5612 मध्ये आहे. सदनिका क्र. 101,पहिला मजला,ई विंग,गोल्डन स्केअर को.ऑप हौसिंग सोसा.लि.,सी.एस.टी रोड,सुंदरनगर,कलिना,सांताक्रुझ(पूर्व)मुंबई - 98 एक कार पार्किंग क्र. 13 चे क्षेत्र 11.15 चौ.मी. बांधीव मिळकतीचे क्षेत्रफळ 77.13 चौ.मी. म्हणजेच 830 चौ.फुट आहे त्यासह. वरील तिनही मिळकती तुम्हांस तारण दिल्या असे.((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:-लि.देणार कर्जदार ब्लीस डेअरी फ्रेश प्रा.लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह -- वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई 400055, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:- 2): नाव:-लि.देणार जामिनदार राजेश कुमार सिंह -- वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई 400055, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:- 3): नाव:-लि.देणार जामिनदार सौ. भाग्यश्री राजेशकुमार सिंह यांचे जनरल मुखत्यार म्हणून राजेश कुमार सिंह -- वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई 400055, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:- 4): नाव:-लि.देणार जामिनदार प्रशांत बाळकृष्ण पवार -- वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 501, पारिजात सीएचएस, गोपालनगर, डोंबिवली पूर्व, ठाणे 421201, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 5): नाव:-मा देणार केशव मनु मिश्रा -- वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी-614, पॅराडाईज, अंधेरी (पूर्व) मुंबई 400072, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लि.घेणार दि काँसमॉस को. ऑप बँक लि. शिवाजीनगर, पुणे शाखा माटुंगा तर्फे शिवाजी लगड -- वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कोळगाव, ता. श्रीगोंदा, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, अहमदनगर. पिन कोड:-413728 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	17/06/2020
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2020
(11)अनुक्रमांक,खंड व पृष्ठ	1743/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	413000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

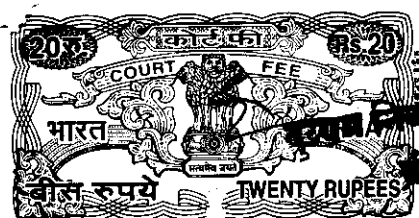
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

b) When possession is not given

अस्सल वरहकूम नकल

दुय्यम निबंधक श्रेणी-१
श्रीगोंदादुय्यम निबंधक श्रेणी - १
श्रीगोंदा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms Bliss Dairy Fresh Pvt Ltd Through MD and CEO Rajesh Singh	eChallan	00040572020052771972	MH000757515202021E	500.00	SD	0000586464202021	18/06/2020
2	Ms Bliss Dairy Fresh Pvt Ltd MD and CEO Rajesh Singh	eChallan	02300042020052720517	MH000753120202021E	412500.00	SD	0000586466202021	18/06/2020
3		DHC		1806202005845	200	RF	1806202005845D	18/06/2020
4	Ms Bliss Dairy Fresh Pvt Ltd MD and CEO Rajesh Singh	eChallan		MH000753120202021E	30000	RF	0000586466202021	18/06/2020
5		DHC		1806202005686	1680	RF	1806202005686D	18/06/2020

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



CHALLAN
MTR Form Number-6



GRN	MH000757515202021E	BARCODE	[Barcode]		Date	27/05/2020-16:47:21	Form ID	40(c)	
Department				Inspector General Of Registration					
Type of Payment				Non-Judicial Customer-Direct Payment					
Office Name				SGD_SHRIGONDA SUB REGISTRAR					
Location				AHMEDNAGAR					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Sale of NonJudicial Stamp				500.00		Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						PAN2--PN=The Cosmos Co Op Bank Ltd Pune Branch Matunga			
						East-CA=82500000			
						Amount In			
						Five Hundred Rupees Only			
Total				500.00		Words			
Payment Details				STATE BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		00040572020052771972	CKM8812134
Cheque/DD No.				Bank Date		RBI Date		27/05/2020-04:47:51	28/05/2020
Name of Bank				Bank-Branch					
				STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		149 , 28/05/2020			

Department ID :

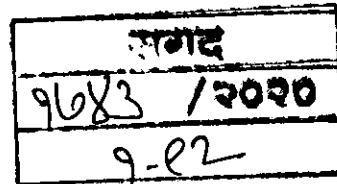
Mobile No. : 9820767970

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

सदर चलन केवल दख्खम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.06.17
21:59:28 IST
Reason: Secure
Document
Location: India





CHALLAN
MTR Form Number-6



GRN	MH000753120202021E	BARCODE	[Barcode]				Date	27/05/2020-15:14:46	Form ID	40(b)
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty Registration Fee					
Office Name					SGD_SHRIGONDA SUB REGISTRAR					
Location					AHMEDNAGAR					
Year					2020-2021 One Time					
Account Head Details					Amount In Rs.					
0030046401 Stamp Duty					412500.00					
0030063301 Registration Fee					30000.00					
Total					4,42,500.00					
Payment Details					BANK OF MAHARASHTRA					
Cheque/DD Details					FOR USE IN RECEIVING BANK					
Cheque/DD No.					Bank CIN		Ref. No.		201486480413	
Name of Bank					Bank Date		RBI Date		28/05/2020	
Name of Branch					Bank-Branch		BANK OF MAHARASHTRA			
					Scroll No. , Date		528 , 28/05/2020			
Remarks (If Any)					SecondPartyName=The Cosmos Co Op Bank Ltd Pune Branch Matunga East-CA=82500000					
Amount In					Four Lakh Forty Two Thousand Five Hundred Rupees O					
Words					nly					

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 दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.06.17
21:58:13 IST
Reason: Secure
Document
Location: India



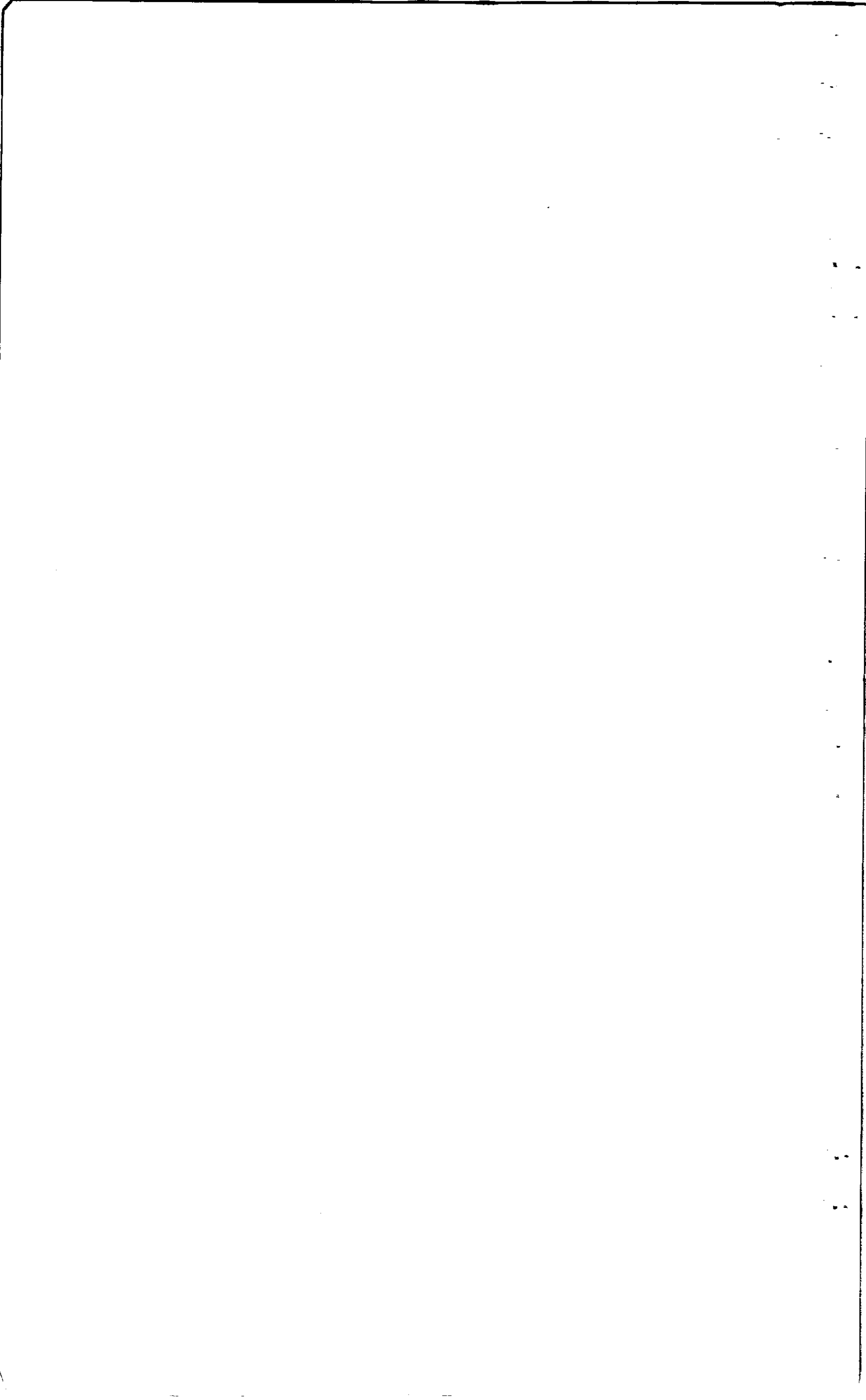
संगद
9683 / 2020
2-22



जगद
9683 / 2020
3-22

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1806202005686	Date 18/06/2020
Received from R K Singh, Mobile number 9820767970, an amount of Rs.1680/-, 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 SBIN	Date 18/06/2020
Bank CIN 10004152020061804448	REF No. CHD7994194
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1806202005845	Date 18/06/2020
Received from R K Singh, Mobile number 9820767970, an amount of Rs.200/-, 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 SBIN	Date 18/06/2020
Bank CIN 10004152020061804546	REF No. CHD7994984
This is computer generated receipt, hence no signature is required.	





समाद
9683 / 2020
8-12

COMPOSITE DEED OF MORTGAGE & HYPOTHECATION

THIS COMPOSITE DEED OF MORTGAGE & HYPOTHECATION is made and executed at Shri Gonda on this 18 day of June, 2020.

BETWEEN

M/S. BLISS DAIRY FRESH PVT LTD. A company incorporated and registered under Indian Companies Act, 1956 having its registered office at Flat No. 101, Building Golden Guide-E, Golden Square, Sunder Nagar, Santacruz East, Mumbai - 400055.

Through its Authorized Director authorized vide Board resolution dtd. 10.02.2020 Mr. Rajeshkumar Singh, age- 42 Years, occupation- Business, residing at Flat No. 101, Building Golden Guide-E, Golden Square, Sunder Nagar, Santacruz East, Mumbai - 400055.

Hereinafter called and referred to as **THE BORROWER / MORGAGOR COMPANY**

(which expression unless it be repugnant to the context shall mean and include all present/future directors, their successors in office, their executors, administrators and assignees, etc.) **THE PARTY OF THE ONE PART.**

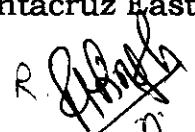
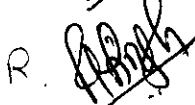

AND

1. **MR. RAJESHKUMAR SINGH**, age- 42 Years, Occupation - Business, residing at Flat No. 101, Building Golden Guide-E, Golden Square, Sunder Nagar, Santacruz East, Mumbai - 400055.

2. **MRS. BHAGYASHRI RAJESHKUMAR SINGH**, age- adult, Occupation - Housewife, residing at Flat No. 101, Building Golden Guide-E, Golden Square, Sunder Nagar, Santacruz East, Mumbai - 400055.

For Bliss Dairy Fresh Pvt. Ltd.


Director

R. 
R. 
R. 

For The Cosmos Co-op. Bank Ltd.


Authorities Officials

3. MR. PRASHANT BALKRISHNA PAWAR, age 42 Years, Occupation - Business, Indian Inhabitant residing at 501, Parijat CHS., Gopal Nagar Lane No.1, Dombivali East, Thane - 421201.

Hereinafter called and referred to as **THE GUARANTORS/ MORTGAGORS**

(Which expression unless it be repugnant to the context shall mean and include all their heirs, executors, administrators and assignees, etc.)

THE PARTY OF THE SECOND PART.

THE GUARANTORS/ MORTGAGORS HEREINAFTER SHALL COLLECTIVELY CALLED AS MORTGAGORS

AND

THE COSMOS CO-OPERATIVE BANK LTD. A Multi-State co. op. Bank to be registered under the Multi-state Co-op. Societies Act and governed by Banking Regulation Act, having its Head Office at Cosmos Tower Plot No. 6 ICS Colony University Road Ganesh Khind, Shivaji Nagar, Pune- 411 007 and its branch at Matunga through its Authorised officer Mr. Shivaji Lagad.

Hereinafter called and referred to as **THE BANK/THE MORTGAGEE**

(Which expression shall unless it be repugnant to the context and meaning thereof shall mean and include its administrators, executors, directors, assignees etc.) **PARTY OF THE THIRD PART.**

AND

MR. KESHAV MANU MISHRA, age 37 Years, Occupation - Business, Indian Inhabitant residing at- D-614, Paradise, Raheja Vihar, Off. Chandivali Farm Road, Near Chandivali Studio, Andheri East, Mumbai - 400072.

For The Cosmos Co-op. Bank Ltd.

For Bliss Dairy Fresh Pvt. Ltd.

Director

(Handwritten signatures)

(Handwritten signature)
Authorized Officer



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Hereinafter called and referred to as **Consenting/ Confirming party** (which expression shall unless repugnant to the meaning or context thereof, be deemed to mean and include his heirs, executors, administrators and assigns), of **THE FOURTH PART**

AND WHEREAS M/s. Bliss Dairy Fresh Pvt. Ltd is a company engaged in the business of Milk processing and supply of milk to direct customers. Said Borrower/ Mortgagor company and the Guarantors/ Mortgagors are members of the Bank. Said Borrower/ Mortgagor company through its Authorised Director Mr. Rajeshkumar Singh approached the Bank for Term Loans for purchase of Land bearing Gut no. 1148/2 situated at Village Kashti, Shrigonda, Dist. Ahmednagar, Building & Machinery standing thereon and for purchase of New Machinery.

AND WHEREAS 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 land admeasuring 01 H 00.

AND WHEREAS 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.

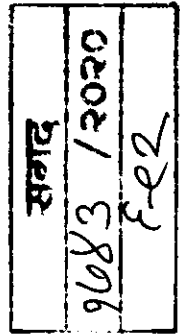
AND WHEREAS By virtue of the said Lease Deed dated 04/09/1993 the said Gat No. 1148 is divided into Two parts i.e. Gat No. 1148/1 admeasuring 02 H 47 Ares owned and possessed by Mrs. Sunanda Sadashiv Pachpute, Mr. Vikram Baban Pachpute, Mr. Dattatraya Bhikaji Pachpute and Mr. Sudarshan Sadashiv Pachpute 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.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials



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AND WHEREAS 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 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 Kasthi 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 Kasthi is appeared on the 7/12 extract vied Mutation Entry bearing No. 4713.

AND WHEREAS 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 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 for commercial to industrial purposes.

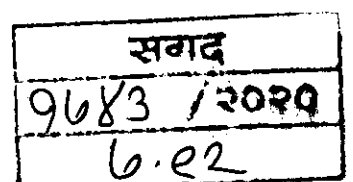
For Bliss Dairy Fresh Pvt. Ltd.


Director



For The Cosmos Co-op. Bank Ltd.


Authority Official



AND WHEREAS 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 after obtaining 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 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 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 for the said application dated 18/02/2020 from the office of Sub-Divisional officer of Shrigonda-Parner is not provided for my perusal.

AND WHEREAS 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 along with the construction of Dairy unit standing thereon subject to the loan/charge of Union Bank of India Branch Kashti.

For Bliss Dairy Fresh Pvt. Ltd

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials

AND WHEREAS said property more particularly described in Schedule I written hereunder was mortgaged with the Union Bank of India for loans enjoyed by Saikrupa Dairy Pvt. Ltd.

AND WHEREAS said owners and Saikrupa Dairy Pvt. Ltd. Through its Chairman Mr. Sadashiv Bhikaji Pachpute agreed to sell the said land along with the construction of Dairy unit standing thereon to M/s. Bliss Dairy Fresh Private Limited. MOU dtd. 31.01.2019 has been executed between the parties in respect thereof.

AND WHEREAS the Borrower / Mortgagor Company herein approached the bank for Term Loans as aforesaid for purchase of said land and Dairy Unit standing thereon along with machineries and requested the Bank to sanction Term loans for the same vide their application dtd.18.11.2019

AND WHEREAS for availing said loans the Borrower / Mortgagor Company has also agreed to create second charge of said Term Loans on the properties more particularly described in Schedules II & III written hereunder. Said properties are presently mortgaged with The Chembur Nagarik Sahakari Bank Ltd. for the loan availed and enjoyed by the Borrower/ Mortgagor company from the said Bank.

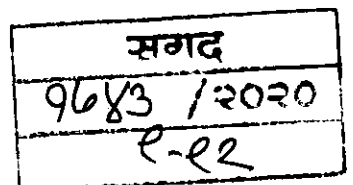
AND WHEREAS Mr. Rajesh Raghawendra Prasad Singh, Mr. Prashant Balkrishna Pawar, Mr. Keshav Manu Mishra & Mr. Shankar Anantrao Pawar have purchased area adm. 3-16-0 HRP out of total area 3-60-0 HRP of the said land vide registered Sale Deed from Mr. Bipin Ratilal Mehta, Mrs. Pradnya (Pragana) Hasmukh Parekh, Mrs. Naina Atul Mathuriya, Mrs. Nita Jayesh Modi, Mr. Paresh Ratilal Mehta & Smt. Hiralaxmi Ratilal Mehta for consideration of Rs.14,00,000/-. The said Sale Deed is duly registered at the office of Sub-Registrar of Assurances. Shahapur vide Registration no. 3446/13 on 05.06.2013.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorised Officials



Similarly, said Mr. Rajesh Raghawendra Prasad Singh, Mr. Prashant Balkrishna Pawar, Mr. Keshav Manu Mishra & Mr. Shankar Anantrao Pawar have purchased area adm. 0-44-0 HRP out of total area 3-60-0 HRP of the said land vide registered Sale Deed from Mr. Bipin Ratilal Mehta, Mrs. Pradnya (Pragana) Hasmukh Parekh, Mrs. Naina Atul Mathuriya, Mrs. Nita Jayesh Modi, Mr. Paresh Ratilal Mehta & Smt. Hiralaxmi Ratilal Mehta through their constituted attorney Mr. Rajesh Raghuvendraprasad Singh, Mr. Prashant Balkrishna Pawar, Mr. Keshav Manu Mishra & Mr. Shankar Anantrao Pawar for consideration of Rs.2,00,000/-. The said Sale Deed is duly registered at the office of Sub-Registrar of Assurances, Shahapur vide Registration No. 4542/13 on 01.08.2013.

After purchase of said total land adm. 3-60-0 HRP, names of said Mr. Rajesh Raghawendra Prasad Singh, Mr. Prashant Balkrishna Pawar, Mr. Keshav Manu Mishra & Mr. Shankar Anantrao Pawar have been entered into revenue records of said property.

AND WHEREAS Mr. Rajesh Raghawendra Prasad Singh has purchased area adm. 0-20-0-H.R.P from Mr. Shankar Anant Pawar out of the said land for consideration of Rs.1,42,000/- wherein Mr. Prashant Balkrishna Pawar & Mr. Keshav Manu Mishra are consenting parties to the said sale deed which is duly executed and registered at the office of Sub-registrar of Assurance, Shahapur vide Sr. No. 3235/2015 on 09.07.2015.

AND WHEREAS said Mr. Rajesh Raghawendra Prasad Singh, Mr. Prashant Balkrishna Pawar, Mr. Keshav Manu Mishra have offered said property more particularly described in Schedule II written hereunder as security for the loan of the Borrower/ Mortgagor company herein.

AND WHEREAS Mr. Keshav Manu Mishra, one of the owners has agreed to sell his undivided right, title and interest in the area adm. 57 R out of total land adm. 3 H 60 R bearing Gut no. 409 to Mr. Rajesh Raghawendra Prasad Singh. Forma Sale deed in respect thereof has not yet been executed. However said Mr. Keshav Manu Mishra has received entire sales consideration in respect of said property and therefore has agreed to execute the mortgage deed as consenting party.

For Bliss Dairy Fresh Pvt. Ltd.

Director

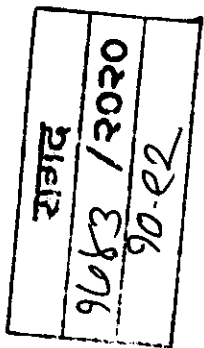
For The Cosmos Co-op. Bank Ltd.

Authorised Officials

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AND WHEREAS the Guarantor/ Mortgagor no. 1 herein have been absolutely seized and possessed of or otherwise well and sufficiently entitled to the property more particularly described in Schedule III written hereunder.

AND WHEREAS Mr. Rajeshkumar Singh and Mrs. Bhagyashri Rajeshkumar Singh, Mortgagors are also members of GOLDEN SQUARE COOPERATIVE HOUSING SOCIETY LTD., (Registration No. BOM/W-(E) / HSG / TC /12322 of 2003-2004 and as such are the holders of five shares bearing Nos. 711 to 715 of the said Society under Share Certificate No. 143 by virtue of Agreement for sale dtd. 4.7.2007 duly registered at sr. no. BDR-1-6052/2007 executed for sale and purchase of Flat no. E-101 adm. approx.. 78.99 sq.mtrs. in the Building of Golden Square Co.Op.Hsg. Soc.Ltd. together with stilt car parking space in the compound of building of the society and standing on the land bearing CTS no. 5612(p), 5613(p), 5616(p) and 5610 (p) of village Kolekalyan, Taluka Andheri, Mumbai. Said premises is more particularly described in Schedule III written hereunder.

AND WHEREAS the Borrower / Mortgagor company represented the Bank that the said property in Schedule I is free from encumbrances, charge, lien and litigations except previous charge of loans of M/s. Saikrupa Dairy Pvt. Ltd. created by Union Bank of India and said company agreed to create charge of Term Loans applied by the Borrower / Mortgagor company on the said property.

Similarly, the respective owners of the properties more particularly described in Schedules II & III written hereunder are free from encumbrances, charge, lien and litigations except previous charge of The Chembur Nagrik Sahakari Bank Ltd. and said Mortgagors have agreed to create second charge of the loans of Borrower/ Mortgagor company on the said properties.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials



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And whereas considering the genuine financial need of the Borrower / Mortgagor Company the Mortgagee Bank has agreed to sanction following facilities to the Borrower / Mortgagor Company vide sanction letter dtd. 04.01.2020 bearing no.COS/MRO B1/284A/2019-20 subject to terms & conditions contained therein.

TERM LOAN (NEW) : **Rs. 400,00,000/-**
(LAND) **(Rs. Four Crore Only)**

TERM LOAN : **Rs.350,00,000/-**
(BUILDING & MACHINERY) **(Rs. Three Crore Fifty Lakhs Only)**

TERM LOAN : **Rs.75,00,000/-**
(MACHINERY) **(Rs. Seventy Five Lakhs Only)**

AND WHEREAS said land owners i.e. Mrs. Sunanda Sadashiv Pachpute and Mr. Dattatraya Bhikaji Pachpute as the owners of the land and Saikrupa Dairy Pvt. Ltd. through its chairman Mr. Sadashiv Bhikaji Pachpute as Lessee of the land and owner of the superstructure standing thereon agreed to sell the said Land along with the construction of Dairy Unit standing thereon to M/s. Bliss Dairy Fresh Pvt. Ltd., Borrower/ Mortgagor company herein for total consideration of Rs.832,00,000/- vide Agreement to Sale dtd.12.03.2020 . Said agreement is duly stamped and registered at sr. no. SGD/1206/2020.

AND WHEREAS after execution of aforementioned Agreement to sale, the Borrower/ Mortgagor company requested partial disbursement of the loan amount for making payment of part sales consideration to the Sellers of the property more particularly described in Schedule I written hereunder towards repayment of loan Union Bank of India with whom said property was mortgaged by the Seller M/s. Sairkrupa Dairy Pvt. Ltd.

AND WHEREAS upon receipt of NOC and statement of balance confirmation, the Mortgagee Bank disbursed an amount of Rs.125,99,191.97 vide UTR no.Cosbh20149572282 and Rs.57,61,520.14 vide UTR no.Cosbh20149572288 for satisfaction of charge of Union Bank of India. Upon receipt of said amount, the Union Bank of India has released its charge on the said property more particularly described in Schedule I written hereunder and has issued Charge release Letter on 02.06.2020.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials

AND WHEREAS the Chembur Nagrik Sahakari bank Ltd. has issued consent for Second charge and NOC vide its letter bearing Ref. No. CNSB/AO/Credit/MBA/43/2020-21 dtd. 22.05.2020.

AND WHEREAS the GOLDEN SQUARE COOPERATIVE HOUSING SOCIETY LTD., has issued NOC to mortgage the property more particularly described in Schedule III written hereunder.

AND WHEREAS the Borrower/ Mortgagor Company herein requested the Bank for making disbursement of balance Term Loans sanctioned for Purchase of Land & Building and for existing machinery for making full and final payment to the sellers for executing final Sale deed of the property more particularly described in Schedule I hereunder.

Relying on the representation and undertaking given by Borrower / Mortgagor Company and the Mortgagors herein, Mortgagee Bank has disbursed an amount of Rs.104,85,000/- by pay order no. 088226 dtd. 16.06.2020 in favour of Mr. Dattatraya Bhikaji Pachpute, Rs.104,85,000/- by pay order no. 088225 dtd 16.06.2020 in favour of Mrs. Sunanda Dattatraya Pachpute and Rs.96,17,000/- by pay order no. 088224 dtd 16.06.2020 in favour of M/s. Saikrupa Dairy Pvt Ltd.

Upon receipt of entire sales consideration, Mrs. Sunanda Sadashiv Pachpute and Mr. Dattatraya Bhikaji Pachpute and Saikrupa Dairy Pvt. Ltd. through its chairman Mr. Sadashiv Bhikaji Pachpute entered into Sale deed dtd. 18/06/2020 which is duly stamped and registered at sr. No. 1742/2020

Upon execution and registration of said Sale deed, said Borrower/ Mortgagor company herein has received possession of the property on 18/06/2020.

The Borrower / Mortgagor Company herein agreed and undertaken not to claim, demand the redemption of the said properties unless and until all the loans and facilities sanctioned to the Borrower /Mortgagor Company have been repaid and/or the Borrower/Mortgagor Company herein repays all the outstanding at the foot of the said loan account.

For Bliss Dairy Fresh Pvt. Ltd.

For The Cosmos Co-op. Bank Ltd.



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Director
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Authorities Officials

And the above said loans which have been sanctioned subject to observance and compliance of terms and condition set out in sanction letter and with the specific condition to create the charge of the said total Term Loans of Rs.825,00,000/- sanctioned to the Borrower / Mortgagor company by creating charge on the Properties more particularly described in Schedule I to III written hereunder in addition to hypothecation of current & Fixed assets and Plant & Machinery, etc. more particularly described in the schedule IV written hereunder and the Mortgagors herein have accepted the said sanction letter and admit to observe and comply all the terms and conditions set out in the said sanction letter and agrees to create charge of the said total new loans sum of **Rs. 825,00,000/-** sanctioned to the Borrower/ Mortgagor company on the properties described in the schedules I to III written hereunder in addition to hypothecation of current & Fixed assets and Plant & Machinery, etc. more particularly described in the schedule IV written hereunder and thereby the Mortgagee Bank paid and/or disburse or to be paid and advanced the total new loans sum of **Rs.825,00,000/-** to the Borrower/ Mortgagor company herein as stated hereinabove subject to execution of this Indenture of Mortgage for creation of charge of the said loans on the properties described in the schedule I to III written hereunder in addition to hypothecation of current & Fixed assets and Plant & Machinery, etc. more particularly described in Schedule IV written hereunder and its repayment its repayment together with interest and other monies and as such subject to the execution of this Composite Deed of mortgage and hypothecation on execution of demand pro-note and other documents and upon condition of its repayment with interest and other moneys and by observing all other terms and conditions and the bye-laws and the rules of the said loan/facilities and the Directives of the RBI and /or the resolution passed by the Board of Directors and the bank relating to the aforesaid loans/facilities and transaction and upon the terms and conditions stated hereinbelow

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials



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NOW THIS INDENTURE WITNESSETH AS UNDER

1. The recitals appearing hereinabove shall always be integral part of this Deed and shall be accordingly binding on the parties herein.

2. In pursuance of the agreement and execution of this Indenture the Mortgagee Bank has lent and advanced and/or to be advanced total loan sum of **Rs.825,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only) comprising of Term Loan (Land) of Rs.400,00,000/- (Rs. Four Crore Only), Term Loan (Building and Machinery) of Rs.350,00,000/- (Rs.Three Crore Fifty Lakhs Only) and Term Loan (Machinery) of Rs.75,00,000/- (Rs. Seventy Five Lakhs Only)** sanctioned to Borrower / Mortgagor Company herein vide **sanction letter** bearing **Ref. no. Cos/MRO B1/284A/2019-20 dated 04.01.2020** subject to terms and conditions contained therein.

The Borrower/Mortgagor Company herein is allowed to avail and enjoy said total loan amount of **Rs.825,00,000/-** in the books of the bank by allowing to withdraw the said sum and/or enjoying the said loans by operating the respective loan accounts in the Borrower / Mortgagor Company Name upon the execution of this Indenture the Mortgagee Bank allowed and permitted the Borrower / Mortgagor Company to withdraw and or enjoy the said loans sanctioned to it, the receipt whereof the Borrower / Mortgagor Company do doth hereby admit and acknowledge the same and for the aforesaid total loans sum of **Rs.825,00,000/- (Rs.Eight Crores Twenty Five Lakhs Only)** and for the security of the repayment of said amounts with interest, commission and expenses, the Borrower / Mortgagor Company hereby charge assure and mortgage by way of Composite deed mortgage & hypothecation to the said mortgagee all rights, title and interest hold and acquired by Borrower / Mortgagor Company herein in properties referred in the schedules written hereunder.

And the above said Term loans are sanctioned and paid or agreed to paid with the specific conditions to create charge of said total loans sum of **Rs.8,25,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only)** on the

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorised Officials



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properties more particularly described in schedule I to III written hereunder and the Borrower / Mortgagor Company letter and agreed to abide and observe all the terms and conditions contained therein and thereby agree to secure such total loan sum of **Rs.825,00,000/- (Rs.Eight Crores Twenty Five Lakhs Only)** and on demand on the part of the Borrower / Mortgagor Company herein, mortgaging the properties more particularly described in the Schedule I to III written hereunder and thereby created the charge of the above said total loan sum of **Rs.825,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only)** on the properties more particularly described hereunder and thereby the Borrower/Mortgagor firm has been allowed and permitted to avail and enjoy the present sanctioned limit of total loan sum of **Rs.825,00,000/- (Rs.Eight Crores Twenty Five Lakhs Only)** and the Borrower/Mortgagor Company herein admit and acknowledged the receipt of the payment and of and from the same and every part thereof forever acquite, release and discharge the Mortgagee Bank.

3. The Borrower/Mortgagor Company hereby covenant with the Bank that it shall make repayment of the above said total loan sum of **Rs.825,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only)** in terms of agreements and deeds separately executed by and between the Bank and the Borrower/Mortgagor Company s& Guarantors/Mortgagors together with interest and other moneys as agreed between them.

And it is hereby agreed and declared by and between the parties that in case the said total loan sum of **Rs.825,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only)** together with interest and expenses is not paid within time as stated herein below and in the form and manner as stated in this indenture and /or any other agreement executed by the Borrower / Mortgagor Company herein, it shall be lawful for the mortgagee to enforce this mortgage and to cause the property sold and appropriate the proceeds towards satisfaction of the mortgage debt, provided however that in the event of any deficiency i.e. should the claim be not fully satisfied the mortgagee shall be entitled to recover balance personally as against the

For Bliss Dairy Fresh Pvt. Ltd

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials



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Borrower / Mortgagor company shall be entitled to redeemed the same mortgage at their option by payment of the amount of mortgage debt inclusive of interest even on or before the time provided for the repayment of the loan and this deed further witnesseth that The Borrower/Mortgagor Company & Guarantors /Mortgagors do hereby covenant with the mortgagee bank that notwithstanding any act, deed or thing here before done, executed or performed or suffered to the contrary the Mortgagors have good title, full power and absolute authority to charge, assure and mortgage and to create charge on the said properties in the manner herein effected and that the same is free from any encumbrances, charge, lien, attachments and litigations.

4. The Borrower/Mortgagor Company hereby agreed to repay the said total loans sum of **Rs.825,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only)** in the manner hereinafter set out along with interest at the rate prescribed in the sanction letter along with all costs, charges and expenses whatsoever payable to the bank in connection with or arising out of the said transaction including the cost of recovery if any, all of which shall stand charged on the security hereby given and all of which are hereinafter referred to as the Mortgage Debt and to pay the same in the following manner.

5. (a) The Borrower / Mortgagor Company hereby covenant with the Mortgagee Bank that it shall make the repayment of the said Term Loan (Land) of Rs.400,00,000/- (Rs. Four Crore Only) within 120 months including 06 months moratorium period and with the interest @ 11.30 % p.a. (floating) as per present credit rating or at such rate as the Mortgagee Bank may fix from time to time as per the directives of R.B.I. and other expenses.

(b) The Borrower / Mortgagor Company hereby covenant with the Mortgagee Bank that they shall make the repayment of the said Term Loan (Building and Machinery) of Rs.350,00,000/- (Rs. Three Crore Fifty Lakhs Only) payable in 84 months including 06 months moratorium period and with the interest @11.30 % p.a. (floating) as per present credit rating or at such rate as the Mortgagee Bank may fix from time to time as per the directives of R.B.I. and other expenses.

For Bliss Dairy Fresh Pvt. Ltd



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For The Cosmos Co-op. Bank Ltd.

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Authorities Official

(c) The Borrower / Mortgagor Company hereby covenant with the Mortgagee Bank that they shall make the repayment of the said Term Loan (Machinery) of Rs.75,00,000/- (Rs. Seventy Five Lakhs Only) payable in 84 months including 06 months moratorium period and with the interest @ 11.30 % p.a. (floating) as per present credit rating or at such rate as the Mortgagee Bank may fix from time to time as per the directives of R.B.I. and other expenses.

6. The Borrower / Mortgagor Company further agrees that all the amounts of cost and expenses, insurance premia and other dues whatsoever as are hereafter agreed to be paid by them respectively to the bank is not paid with the amount of interest then due after the demand therefore shall have been paid by the bank shall also stand credited and added to the amount of principle amount then due and shall carry interest and shall form the part of the mortgage debt repayable by The Borrower/Mortgagor Company & Guarantors /Mortgagors .

7. The Borrower / Mortgagor Company agrees that in the event of committing delay or default in payment of interest and/or total loan sum of Rs. 825,00,000/- (Rs. Eight Crores Twenty Five Lakhs Only) the entire amount then due along with the amounts payable shall become immediately due for payment and the same shall be paid by the Borrower / Mortgagor Company within fifteen days of the demand being made for the payment thereof by the bank and in such event the entire amount of Mortgage debt shall be repaid by the Borrower / Mortgagor Company within the said period of fifteen days.

8. The Borrower/Mortgagor Company & Guarantors /Mortgagors agrees that any indulgence shown or concession given in the matter of delayed payment shall not affect the right of the mortgagee as above set out, if during the period of execution, if any agreed to in writing by the Bank, the Borrower / Mortgagor Company and the Mortgagors shall not have remedied the breaches committed by the Borrower/Mortgagor Company & Guarantors /Mortgagors within the said period of extension.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials



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9. The Borrower/Mortgagor Company & Guarantors /Mortgagors further agrees that for the purpose of last proceeding clause, any delay or default committed by the Borrower / Mortgagor Company shall be treated to the bank to recover the entire amount then due, notwithstanding that the default may have committed in payment of principal sum or interest or any other moneys.

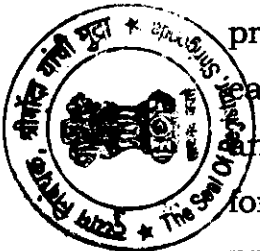
10. The Borrower/Mortgagor Company & Guarantors /Mortgagors agrees and declares that the operation of the said Loans a/cs in the name of the Borrower/Mortgagor Company & Guarantors /Mortgagors shall be governed by the rules.

11. The Borrower/Mortgagor Company & Guarantors /Mortgagors agreed to pay all taxes assessed by the concerned authorities in respect of the mortgaged premises to the concerned authority from time to time and in all times and to furnish certified xerox copies thereof to the bank for the record by furnishing the same within the period of one week of payment of the said taxes.

12. The Borrower/Mortgagor Company & Guarantors /Mortgagors agreed to insure the mortgaged premises for an amount as per bank policy, such insurance to be obtained against the risk or fire, earthquakes, damage by cyclone, civil-commotion, flood or avalanche and against all other foreseeable risks and to keep the same policy in force by paying the premia thereof sufficiently in advance of the date prescribed for the payment thereof during the currency of the mortgage debt and/or till the repayment of all the dues payable by the mortgagors to the mortgage bank.

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13. The Borrower / Mortgagor Company agreed to insure the mortgaged properties for an amount equal to the full market value of the mortgaged premises, such insurance to be obtained against the risk or fire, earthquakes, damage by cyclone, civil-commotion, flood or avalanche and against all other foreceable risks and to keep the same policy in force by paying the premia thereof sufficiently in advance of the date prescribed for the payment thereof during the currency of the mortgage debt and/or till the repayment of all the dues payable by the mortgagor to the mortgagee bank.



For Bliss Dairy Fresh Pvt. Ltd.

[Signature]
Director

[Signature]
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For The Cosmos Co-op. Bank Ltd.

[Signature]
Authorities Official

14. The Borrower / Mortgagor Company agrees that in all policies or insurance to be obtained by them as aforesaid, they will enter the name of the bank as the beneficiary entitled to receive the entire compensation in unfortunately and occasion arises to claim the same during the currency of the mortgage debt.

15. The Borrower / Mortgagor Company agrees that the liberty hereby granted to the bank to obtain such insurance cover does not in any way cast any obligation on the bank to obtain such insurance cover but that it is only permissive and that the risk and obligation for obtaining such cover and shall continue to be that the mortgagors.

16. The Borrower / Mortgagor Company agrees that in the event of delay caused by the Borrower noticed by the bank that, the Borrower/ Mortgagor Company has committed default in payment of taxes, cess payable to the concerned authorities when due, the bank shall call upon the Borrower/Mortgagor Company to pay the same within the period of the one week of the date of receipt of the notice in that behalf and in case the Borrowers shall not reported compliance of the demand thereon made within one week of the receipt of the notices the bank may but without in any way being bound so to be or amounts claimed or demanded by the concerned authority by debiting the same to the account of the Borrowers and all such debts.

17. The Borrower / Mortgagor Company agrees that along with the balance sheet and statement of accounts to be furnished to the bank, the Borrowers will also furnish an audited certificate certifying that all advances, taxes, payable by each of them have been paid to the concerned authorities, the income tax authorities from time to time and in time and the mortgagor further agrees and undertake to furnish an audited certificate certifying that the taxes assessed and demanded by the above department payable at the end of each financial year have been paid from time to time and in time, such

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

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certificate to furnished within 15 days of the final assessment of the taxes by the concerned authorities, the mortgagors agrees and undertake to insure that no taxes are allowed or suffered to remain in arrears in the manner which would entitled the concerned department to institute recovery proceedings against the mortgagor and the Borrowers further agrees that in the event of any notice having been issued by the bank about the commencement of recovery proceedings by the concerned authority, irrespective of whether the claims of department are acceptable to the mortgagor or not the bank shall be entitled to pay the amount claimed by the department by debiting the same to the account of the Borrower/Mortgagor Company, the mortgagee bank may pay the said sum and get it recovered within one month from the date of such payment from the Borrower / Mortgagor Company .

18. The mortgagors agreed to keep the mortgaged premises in good and tenable state or repair, colour other rectification and insuring that the market value of the property does not deteriorate on account of any ground or reason thereto.

19. It is further agreed by the mortgagor that in the event if the Borrowers committing any delay or default as aforesaid the bank shall entitled to get possession of the mortgaged premises by evicting the Borrower / Mortgagor Company or any other person on their behalf and sell the mortgaged property together with all right, in the land through its Recovery Officer to be appointed under the Multi State Co-op. Societies Act, the mortgagors agrees that the bank shall have right to adopt the same remedy either concurrently with the other remedies set out in the clauses written hereinabove or in one after other in such sequences as the bank in its sole discretion deem fit expedient to do so.

20. The Borrower / Mortgagor Company further agrees that all the costs, charges, expenses relating to the recovery proceedings if adopted shall stand charged as part of the mortgage debt and shall be

For Bliss Dairy Fresh Pvt. Ltd

Director

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recoverable in property to the other amounts then due and for the said purpose the bank shall entitled to adopt all recovery procedures available to it under the law for the time being in force whether any such procedure has been referred to herein or not.

21. On the repayment of entire mortgage debt and any other money or moneys to be payable by the mortgagor then due, the bank agrees to recovery all the right, title and interest in the properties described in the schedules written hereunder.

22. The Borrower / Mortgagor Company agrees that as soon as feasible after execution of these presents, the bank shall be entitled to apply to the City Survey Officer and to get its name entered in the City Survey record as a mortgagee hold a first legal mortgage upon the properties described in the schedule written hereunder the bank agrees that at the time reconveying of the properties to the mortgagor the bank will give its consent to conveyance of the mortgaged property consequence to discharge of the mortgage debt to be entered in the City Survey Record.

23. Any notice required to be served on the Borrower / Mortgagor Company shall for the purpose of these present deemed to be sufficiently and property served if it left at the usual or last known place abode of the Borrower/Mortgagor Company affix so any part of the premises hereby mortgaged and services of such notices shall also be deemed to be sufficiently, property, and duly effected if it sent by prepaid post in registered cover addressed to the Borrower/ Mortgagor Company and mortgagors at the mortgaged premises and such service shall be deemed to have been made at the time of which such register letter could originally posted or it be delivered even though return unserved for any person whatsoever and it is hereby agreed and declared that section 67(a) of the Transfer of Property Act shall not apply to these present and that the bank notwithstanding it may be hold to or more mortgage executed by the Borrower/Mortgagor Company including

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this mortgage in respect of each or which it may have right to obtain the same kind act and shall be entitled to sue and obtain decree/award or any of such mortgage without bound to on all such mortgages in respect of which the mortgagee money shall become due.

24. Nothing herein shall contained shall prejudice or affect any right to which the bank is by law or otherwise entitled and that the mortgaged premises shall not in anywise be redeemed or redeemable until the payment of the covenant in that behalf hereinabove contained together with any other moneys due under these presents or payable under any other document and any indulgence or time given to the mortgagor by the bank for the purpose shall not prejudice the right of the bank in any way or be deemed as waiver by the bank or its rights whatsoever.

25. No representative or agent of the bank will be entitled or permitted to make any representation to vary or modify these present in any way and any additions to or alterations of or charge in these presents or other arrangements or additions made hereafter just or order to be binding be made in writing and signed by all the parties and that the provisions herein cannot be waived except in writing duly signed by the Managing Director of the Bank.

26. It is further agreed and declared that the institution of any suit by the bank for the recovery of mortgage debt or for enforcement of any right the bank shall be entitled to apply to the court for appointment of receiver for mortgaged premises and the Borrower/Mortgagor Company shall be consent to such appointment of receiver.

27. It is further agreed that the bank shall not be answerable, accountable for any involuntary loss they may accrues happened in or about the exercise or execution of the aforesaid powers and trusts or any of them.

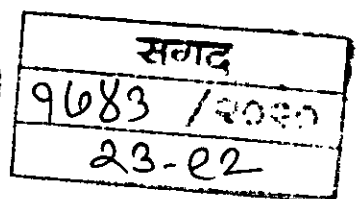
28. It is further agreed and declared that the Mortgagee Bank is the institution registered the Multi State Co-op. Societies Act, the Borrower/

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Director

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Mortgagor Company and the Guarantors are the members of the mortgagee bank, the rules, regulations and the provisions of the bye-laws of the Mortgagee Bank are well acquainted to the Borrower/Mortgagor Company under to abide all such rules, regulations and bye-laws of the bank or the committee members of the bank relating to the transaction under these presents.

29. Any act required or permitted to be done by the bank under these presents may be done by the Managing Director of the bank or any other officer of the bank appointed on his behalf.

30. The Borrower/Mortgagor Company and Guarantors/Mortgagors have executed other documents including promissory notes and other agreements in consideration of the amount received under these presents, the terms and conditions of such agreements and D.P. Notes are binding equally upon Borrower/Mortgagor Company and Guarantors /Mortgagors herein .

31. The Borrower/Mortgagor Company undertakes to use the loan amount for the reason/purpose which is specifically stated in the loan application and not for any other purpose.

32. It is further agreed and declared that in continuance of this security that at the request of the Borrower/Mortgagor Company if the mortgagee bank grant, advance and/or lent any additional amount or further advance as clean loan or against any other security, the charge of such loan amount shall be remained on the property described in the schedule written hereunder and the mortgagor shall not get the right of redemption until repayment of such advance or loans or other moneys with the interest and the expenses.

33. In the event of any portion of these Indenture being void or becoming void on any ground the entire Indenture shall not become void nor shall the entire Indenture be enforceable, but the valid portion of this Indenture shall be enforceable on the same terms and conditions except the void portion.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

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34. Borrower/ Mortgagor Company have borne all the expenses of this Indenture including stamp duty, Registration fees, process, charges, expenses etc. and agrees to pay the professional fees of the bank's advocate and allow the bank to debit the said professional fees in account of the Borrower/Mortgagor Company and to pay the said sum to the advocate of the bank without further written consent of the Borrower .

35. The Borrower/Mortgagor Company hereby agreed and declared that in the event of default in observance and performance of the terms pertaining to the repayment of term loans togetherwith interest and / or other moneys or the balance standing at the foot of the loan accounts on the part of Borrower / Mortgagor Company, the mortgagor shall make the repayment of all such moneys without claiming any dispute of whatsoever nature and until the repayment of such moneys the mortgagor shall not claim to get the said property released and /or shall not claim the right of redemption.

36. The mortgagors further covenants with the mortgagee bank that the mortgagors or any amongst of them shall not sale, gift, lease or transfer by any other manner or part with the possession to any other persons and/or shall not create any other charge or encumbrances in continuance of these presents and/or until the repayment of all the dues payable by the borrower to the mortgagee bank. The Mortgagors further covenants with the Mortgagee Bank that they will not amend, alter and make any type of structural changes in the mortgaged property without prior written permission of the Bank.

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37. The Mortgagors herein indemnify and keep indemnified The Cosmos Co. Op. Bank ltd. against losses, charges, costs and expenses, demands, recoveries, expenses, penalties, litigations, proceedings, etc. and against any loss, suits, proceedings, costs, charges and expenses which may be incurred or suffered by said Bank by reason of any action on the part of the Mortgagors.



38. In the event of any portion of these Indenture being void or becoming void on any ground the entire Indenture shall not become void nor shall the entire Indenture be enforceable, but the valid portion of this Indenture shall be enforceable on the same terms and conditions except the void portion.

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

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39. The Borrower / Mortgagor Company have borne all the expenses of this Indenture including stamp duty, Registration fees, process, charges, expenses etc. and agrees to pay the professional fees of the bank's advocate and allow the bank to debit the said professional fees in account of the Borrower / Mortgagor Company and to pay the said sum to the advocate of the bank without further written consent of the Borrower / Mortgagor Company .

40. Hypothecation Clause-

(1) For the consideration aforesaid the Borrower/Mortgagor Company hereby hypothecate and charge to and in favour of the bank as security for repayment to the bank of all principal monies, interest, all costs charges and expenses and other monies to become payable hereunder, all the plant & machinery, etc. written hereunder situated in the business premises or godowns of Borrower / Mortgagor Company wherever situate, in residence, godowns or in transit, but without prejudice to the generality of the foregoing words, all such hypothecated existing and future current and fixed assets of the Borrower / Mortgagor Company , that may at any time during the continuance of this security belong to the borrower or that may be held by and be in custody of the borrower as Mercantile Agents, or that may be held by any party to the order and disposition of the borrower (the said goods are hereinafter for brevity's sake referred to as "the hypothecated goods") to the intent that the security and the charge hereby created shall be security by way of charge on all such hypothecated goods.

1) The Borrower / Mortgagor Company hereby covenants with the bank as follows:

- a) The Borrower / Mortgagor Company has full right to hypothecate current and fixed assets including plant & machinery, etc. and nobody else has any claim thereto or any part thereof.

- b) That the said goods are not hypothecate or pledged with any other persons to secure any moneys or otherwise.

For Bliss Dairy Fresh Pvt. Ltd.

Director

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c) The Borrower / Mortgagor Company expressly agrees and undertakes that all the aforesaid credit facilities or any of them shall be utilized exclusively for the purpose set forth in the Borrower's proposals to the Bank and for no other purpose and no change shall be made therein without the written sanction of the Bank. The Borrower/Mortgagor Company further agree not to open any advance or deposits accounts with any other bank/banks without the prior consent in writing of Cosmos Bank during the continuance of the advance.

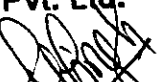
d) The Borrower/Mortgagor Company agreed with the bank that unless otherwise agreed to by the bank, the Borrower/Mortgagor Company shall repay the aforesaid credit facility to the bank forthwith on demand of all such accounts as may be standing at the foot of the accounts together with interest and interest rate thereon, at applicable, and commissions as may be applicable thereto as set out in the respective loan agreements along with compound interest, additional interest, damages, cost, charges, expenses and other moneys payable thereon.

e) That the bank shall be at liberty to have any of the hypothecated premises valued by an appraisal approved by the bank and the Borrower / Mortgagor Company shall render / give all assistance / co-operation to such appraisal and the charges, fees and expenses of such appraisal shall be debited to the said account by the bank and shall be a charge on the security created hereunder.

f) The Borrower / Mortgagor Company hereby appoint the bank as their agent or attorney in their name and on their behalf to demand, sue for, receive and recover and give effectual discharges for all or any other book and other debts hereby hypothecated and for that purpose to file suits, to declare plaints, make affidavits, to employ solicitors and advocates, to compromise and refer to arbitration and to do all such acts and things as could have been done by the Borrower in the matter of recovery of the said debts.

g) The amounts to be allowed to be outstanding by the bank from time to time on the said account shall not exceed the sanction limits but

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the bank shall have an absolute discretion to determine how much amount out of the aforesaid limit it will advance and/or to be outstanding from time to time in the said accounts and the bank shall be at liberty to close the account and refuse to allow further drawings thereon at any time without any previous notice to the borrower.

h) That the bank shall not be under any liability whatsoever towards the borrower or any other person for any loss or damage, to the said hypothecated premises, the subject of this agreement, in whatever cause or manner arising whether such hypothecated premises shall be in the custody of the Bank or not at the time of such loss or damage or the happening of the cause thereof. The borrower shall at all times indemnify and keep indemnified the bank and against all suits, proceedings, costs, charges, claims, and demands whatsoever that may arise at any time or matters and things lawfully done or caused to be done by the Bank in connection with the said hypothecated premises or in pursuance of the rights and powers of the Bank under this agreement.

i) That the Borrower / Mortgagor Company shall display the Bank's name on the godown, factory and their places approved by the bank where such goods and assets as are hypothecated to the bank and against which limits for purposes of drawings have been fixed under all or some or any of the aforesaid facilities have been stored indicating that such goods and assets are hypothecated to the Bank.

j) Subject to the proviso following and the powers conferred by this security on the bank, the borrower may in the ordinary course of business sell and dispose of any of the hypothecated movables but the borrower shall on any every such sale or on receipt of the documents or sale proceeds of such sale deliver the documents or pay the net proceeds to the bank towards reduction of the balance then due and owing on the said account, provided that the borrower shall not make any sale of any of the hypothecated goods upon being prohibited in writing by the bank from doing so.

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k) The Borrower / Mortgagor Company will regulate their drawings out of payment into the said account in such manner that the amounts due from time to time on the said account shall be kept as nearly as practicable within the available limits.

l) The Borrower / Mortgagor Company shall at all times during the continuance of this security keep and maintain such margin of security in favour of the bank, (hereinafter called "the said margin") as hereinafter mentioned, The borrower shall not at any time operate or draw against the said account so as to cause the debit balance on such account, at any time to exceed the sanction limits or the amount as the bank may from time to time fix of the cost or market value (market value as found by the said bank) whichever is lower of the hypothecated goods. If and so often as the said margin shall fail to be maintained then the Borrower / Mortgagor Company shall forthwith (according as the bank may require) either hypothecated to the bank further goods or tangible moveable property approved by the bank and of sufficient value to make up the deficiency or shall reduce the amount for the time being due to the bank by a cash payment so as to maintain the said margin.

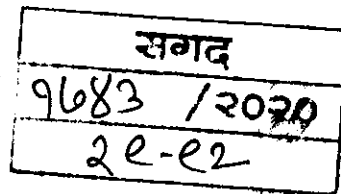
m) If there shall be surplus available in the hands of the bank after payment of all monies hereby secured and owing to the bank such surplus shall be applied by the bank towards the payment or liquidation of any and all other monies which shall be or may become due by the Borrower / Mortgagor Company to the bank by way of loans, discounting bills, credits, guarantee charges or by way of any other debts or liability including bills, notes, credits, and other obligations, contingent current or then due and payable, or any other demand legal or equitable which the bank may have against the borrower or of which the law of set off mutual credit would in any case admit and whether the borrower are taken in to or are in liquidation or insolvency or otherwise and all interest thereon from the date on which any and all such advances shall have been made at the rate or respective rates at which the same shall be so advanced and the appropriation of any such monies to be made under this sub-clause shall be in the absolute discretion of the Bank.

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Director

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n) The Borrower / Mortgagor Company shall at their own expense during the continuance of this security keep the hypothecated movables in marketable and good conditions and shall likewise at their own expense insure and keep insured the hypothecated goods against the losses or damage by fire, goods, theft, burglary and such other risks as the bank shall require, for the full insurable value thereof in an insurance office or offices of repute to be approved by the bank and shall produce the receipt for the last premium paid for every such policy of insurance and shall on demand deliver to the bank every such policy of insurance and shall assign to the bank such policy of insurance or the proceeds thereof and shall pay to the bank the sums then outstanding on the said account in case the proceeds of any policy are received by the borrower during the continuance of this security and shall keep in force and maintain such insurance throughout the continuance of this security. In default the bank shall be entitled (without being bound to do so) to effect or renew such insurance, and any premium paid by the bank and any costs charges and expenses incurred by the bank for preservation of the hypothecated goods shall be repaid by the borrower on demand forthwith and shall be debited to the said account and until repayment thereof with interest at the rate aforesaid be a charge on the hypothecated goods. All sums received under such insurance shall be applied in or towards liquidation of the amount for the time being due to the bank hereunder.

o) The Borrower / Mortgagor Company shall pay all rents, rates, taxes, payments and outgoings in respect of any immovable property in or on which the hypothecated goods may for the time being be lying and stored and shall keep such property insured against loss or damage by fire and shall also insure the same against such other risks as the bank shall require and shall produce the policies of insurance to the bank whenever required by it. On default, the bank shall be entitled (though not bound) to make such payments and debit to the said account and the borrower agree to pay the same with interest thereon as if such amounts were advanced and secured by these presents.

p) The Borrower / Mortgagor Company hereby declare and guarantee that all the hypothecated goods, present and future, whether now

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Director

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u) The security hereby created shall be available to the bank as prime/collateral security for the recovery of any monies due or becoming due by the borrower under any other account.

v) No change whatsoever in the constitution of the borrower shall impair or discharge the liability of the borrower to the hereunder.

w) (1) The Borrower / Mortgagor Company shall at its own expenses during the continuance of this security keep the hypothecated all existing and future current & fixed assets etc. in marketable and good condition and shall likewise at its own expense insure and keep insured the hypothecated all existing and future current & fixed assets against loss or damage by fire and such other risk as may be required by the Bank or by law, for the full market value thereof with an insurance company. Borrower / Mortgagor Company and the Guarantors /Mortgagors punctually pay the premium due for such insurance and shall produce the policy/ies of insurance to the Bank on demand and shall likewise produce the receipt for the last premium payable for every such policy/ies of insurance. On the failure of the Borrower / Mortgagor Company to insure the hypothecated fixed and current & fixed assets such as all existing and future current & fixed assets situated on the business premises/ godowns/workshops, residence, etc. as aforesaid or to renew the same when due for renewal or failing to pay the premia due on the policy/ies it shall be lawful but not obligatory on the Bank to insure the hypothecated all existing and future current & fixed assets or to renew the insurance or to pay the premia due and the Borrower / Mortgagor Company shall forthwith on demand pay to the Bank, the amounts of expenditure incurred as aforesaid and so long as it is not paid the same shall be a charge on the hypothecated all existing and future current assets.

(2) The Borrower / Mortgagor Company shall take out the insurance policy/ies covering the present and future hypothecated all existing and future current & fixed assets and goods only in the name of Bank and/or assigned in favour of the Bank and the said original policy/ies shall be held by the Bank.

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Director

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(3) In the event of loss or destruction by fire or otherwise or damage to the hypothecated all existing and future current & fixed assets or any part thereof the Bank shall be entitled to recover and receive all moneys payable under insurance policy or policies. In the event of the Bank not receiving the amount payable under the insurance policies wholly or partially for any reason whatsoever the Borrower / Mortgagor Company shall be bound to pay forthwith the balance due to the Bank on demand.

(4) All sums of money recovered or received under this clause may at the option of the Bank be applied towards the liquidation and satisfaction of the balance due to the Bank and if any part of the insurance moneys shall remain in the hands of the Bank after such application thereof as aforesaid the Bank shall be entitled to apply the same towards any other sum or sums of money which may be due and owing by the Borrower / Mortgagor Company to the Bank on any other account whatsoever in proportion to the amounts so due to the Bank. If after settlement of all the claims of the Bank against the Borrower / Mortgagor Company, any surplus remains such surplus shall remain at the disposal of the Borrower but if the sum or sums of money realised from insurance be insufficient to cover the balance due to the Bank and other monies due to the Bank as aforesaid the Borrower / Mortgagor Company shall forthwith repay to the Bank the deficiency on demand.

41. a) The Borrower / Mortgagor Company and the Guarantors /Mortgagors do hereby unconditionally and irrevocably agrees as a condition of such loan/advance extended to them by the Bank in case they commits default in repayment of such/loan/advances or in the repayment of interest there on or any of the agreed installment of the loan on due date, the Bank and Reserve Bank Of India will have an unqualified right to disclose or publish their name as defaulter in such a manner and through such a medium as the Bank or Reserve Bank of India in their absolute discretion may think fit.

(b) The Bank may in its sole discretion and on such terms as to pre-payment charges etc. at the request of the Borrower/Mortgagor Company and the Guarantors /Mortgagors permit any pre-payment/ acceleration,

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the repayment schedule for the loan shall be amended altered by the Bank for giving effect to such pre-payment/ acceleration and such amended altered re-payment schedule shall be binding upon the Borrower / Mortgagor Company and the Guarantors /Mortgagors . In case if any amount is pre-paid by the Borrower / Mortgagor Company and the Guarantors /Mortgagors the same shall be adjusted first towards the incidental charges, additional interest, PEMII, EMI outstanding.

(c) Bank may by notice to the Borrower / Mortgagor Company and the Guarantors /Mortgagors suspend/cancel further disbursement of the loan if the loan shall not have fully drawn within such period as Bank may specify from the date hereof.

42. The possession of mortgaged properties shall always remain with the Mortgagors unless & until the event of default occur.

SCHEDULE I OF THE PROEPRTY REFERRED HEREINABOVE

Owned by Borrower/ Mortgagor company

All that piece and parcel of land land adm. 0-97 R out of land totally adm. 1 H 00 R bearing Gat No. 1148/2 out of that situated at Village: Kashti, Tal: Shrigonda, Dist. Ahmednagar alongwith construction of Dairy unit consisting of

1. Main Plant Building adm. 422.75 sq.mtrs.
2. Office Building consisting of Two floors adm. 285.76 sq.mtrs.
3. Ice factory building adm.59.17 sq.mtrs.
4. By products Ice cream building consisting of Three floors adm. 398.78 sq.mtrs.
5. Security cabin, Industrial Shed, Temple and Sabhamandap alongwith open shed totally adm. 895.66 sq.mtrs.

Alongwith consisting various land developments such as bricks, Compund wall, MS Gate, Garden, Internal roads, Paving around the building with paved blocks machinery foundation and miscellaneous

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items with Plant & Machinery installed in the said Dairy building inclusive of Condense plant, boiler, electric installations, DG set refrigeration boms and other miscellaneous instruments and machinery and their attachments together with furniture, fixtures and with open space appurtenant to the said building and together with rights in the land and together with rights to avail and enjoy the common areas and facilities appurtenant to the said Building with right of ways, easements and parking made available to the said Building and said land is bounded as follows :

Or or towards

East : By Nagar Daund Road
 South : By Gat No. 1146, 1147
 West : By Gat No. 1152
 North : By Gat no. 1149, 1151

SCHEDULE II OF THE PROEPRTY REFERRED HEREINABOVE

**Owned by Mr. Rajesh Raghawendra Prasad Singh, Mr. Prashant
 Balkrishna Pawar**

All that piece and parcel of land bearing Gat No. 409 of village Ambivali, Tal Shahapur, Dist. Thane adm. approx. 36000 sq. mtrs alongwith structure standing thereon with Plant & Machinery installed in the said factory building together with furniture, fixtures and with open space appurtenant to the said building and together with proportionate rights in the land and together with rights to avail and enjoy the common areas and facilities appurtenant to the said Building with right of ways, easements and parking made available to the said Building and said land is bounded as follows :

Or or towards

East : By Private Barren Agri Land
 South : By Forest Barren Land
 West : By Forest Barren Land
 North : By Private Barren Agri Land

For Bliss Dairy Fresh Pvt. Ltd.

Director

For The Cosmos Co-op. Bank Ltd.

Authorities Officials



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SCHEDULE III OF THE PROEPRTY REFERRED HEREINABOVE

**Owned by owned by Mr. Rajesh Kumar Singh and Mrs. Bhagyashri
Rajesh kumar Singh**

All that piece and parcel of Flat no. E-101 adm. 830 sq.ft. (77.13 sq.mtrs.) built up situated on the 1st floor of the Building of Golden Square Co.Op.Hsg. Soc.Ltd. standing on the piece of land bearing CTS No. 5612(P), 5613(P), 5616(P) & 5610 (P) of village Kole Kalyan, Tal. Andheri, Mumbai within the registration & sub-registration district Mumbai Suburban District and within local limits of Greater Mumbai Municipal Corporation.

Togetherwith all rights of ways, easements and parking available to said Flat with proportionate share in the land under the building with share certificate and memberships attached to the respective Units.

SCHEDULE IV OF ALL EXISTING AND NEW CURRENT & FIXED ASSETS INCLUDING PLANT & MACHINERY HYPOTHECATED UNDER THIS DEED

THE LIST OF ALL EXISTING AND NEW CURRENT & FIXED ASSETS INCLUDING PLANT & MACHINERY HYPOTHECATED UNDER THIS DEED IS GIVEN SEPARATELY WHICH IS ATTACHED HEREWITH AS ANNEXTURE "B".

IN WITNESS WHEREOF THE PARTIES HEREIN HAVE PUT THE RESPECTIVE SEAL HEREUNDER ON THE DAY AND DATE AND YEAR FIRST MENTIONED HEREINABOVE.

SIGNED AND DELIVERED

By the within named

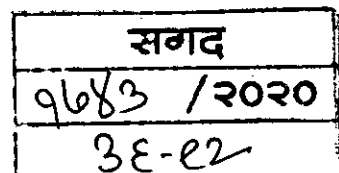
"BORROWER / MORTGAGOR COMPANY"

M/s. BLISS DAIRY PVT. LTD.

THROUGH ITS AUTHORISED DIRECTOR

MR. RAJESH KUMAR SINGH

Stamp

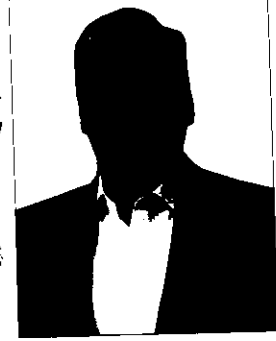


SIGNED AND DELIVERED

By the within named

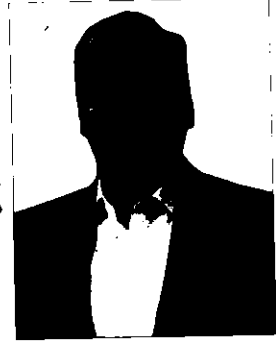
"GUARANTORS/ MORTGAGORS"

1. MR. RAJESH KUMAR SINGH



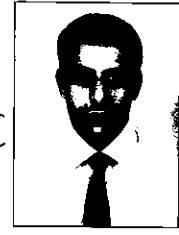
2. MRS. BHAGYASHRI RAJESHKUMAR SINGH

Through POA holder Mr. Rajesh Kumar Singh



3. MR. PRASHANT BALKRISHNA PAWAR

Prashant



SIGNED AND DELIVERED

By the within named **"Mortgagee Bank"**

THE COSMOS CO.OP.BANK LTD.

Through its Authorized officer

Mr. Shivaji Lagad (Manager

For The Cosmos Co-op. Bank Ltd.

SIGNED AND DELIVERED

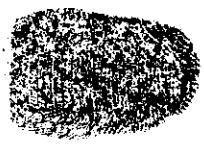
By the within named

"Consenting/ Confirming party"

MR. KESHAV MANU MISHRA



Shivaji
Authorities Officials



In the presence of

1>Signature *[Signature]*

Name: Mr. Suman Sadashiv Pachpute

Address: Kashti, Tal. Daigonda

2> Signature *[Signature]*

Name: Shri. Anil Shivale

Address: M.P. Banayra Tal. Kalyan Dist. Amayn



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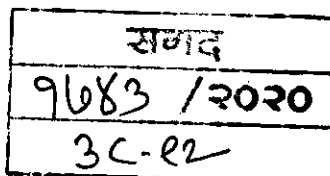
I, Mr. Rajesh Kumar Singh, the authorized director of the Borrower /
Mortgagor Company herein say and declare that the Borrower /
Mortgagor Company has received the amount of **total sum of**
Rs.825,00,000/- in the form of Three Term Loans as full and final
consideration of this indenture.

For Bliss Dairy Fresh Pvt. Ltd.



Director

BORROWER / MORTGAGOR COMPANY
THROUGH ITS AUTHORISED DIRECTOR





COSMOS BANK

THE COSMOS CO-OP. BANK LTD. (Multistate Scheduled Bank)

Enriching Life!

MRO B1:36A Maru Niketan, 1st floor, D.L.Vaidya Road, Dadar (W), Mumbai -400028

Ref: Cos/MRO B1/284A/2019-20

Date : 04.01.2020

Manufacturing
Without Prejudice
Matunga Branch

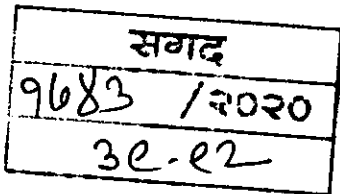
To,
The Directors
M/s. Bliss Dairy Fresh Pvt Ltd
4A, Emgeen Chambers, CST Road,
Kalina, Santacruz (E),
Mumbai -400098

Dear Sir,

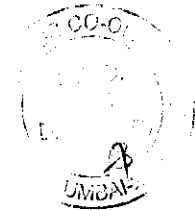
Ref: Your application for Credit facilities

With reference to the captioned subject, we are glad to inform you that the Bank has sanctioned credit facilities for take over/running dairy of Sai Krupa Dairy Pvt Ltd at Gut No 1148/2, Kashti Shrigonda, Ahmednagar . The company will purchase fixed assets of M/s Sai Krupa Dairy Pvt Ltd. By liquidating all fixed assets/ current assets, M/s Sai Krupa Dairy Pvt Ltd will clear all its liabilities and handover the production activities to Bliss Dairy Fresh Pvt Ltd to run dairy, on the terms and conditions stipulated hereunder vide their Resolution No.15 (1/1) dated 04.01.2020.

1. Term Loan (New)	: Rs.400,00,000/-
(Land)	(Rs. Four Crore Only)
Purpose	: Purchase of Land situated at Kashti, Gut no. 1148/2, Shrigonda, Ahmednagar.
Rate of Interest (Floating)	: @11.30% p.a. as per present credit rating
Monthly Installment	: Rs.5,74,000/-
Margin	: 40% in Banks favour.
Period	: 120 months including 06 months moratorium period
Security	: Factory land situate at Gut no.1148/2, Kashti Shrigonda, Ahmednagar with construction thereon.



Recd.
Rajesh Singh
11/1/20



2. Term Loan : Rs.350,00,000/-
(Building & Machinery) (Rs. Three Crore Fifty Lakhs Only)
Purpose : Purchase of Building and Plant & Machinery of M/s. Saikrupa Dairy Pvt Ltd.
Rate of Interest (Floating) : @11.30% p.a. as per present credit rating
Monthly Installment : Rs.6,35,525/-
Margin : 40% in Banks favour.
Period : 84 months including 06 months moratorium period
Security : Hypothecation of Plant and Machinery at Kashti

3. Term Loan : Rs.75,00,000/-
(Machinery) (Rs. Seventy Five Lakhs Only)
Purpose : Purchase of new Machinery and office equipment at Kashti
Rate of Interest (Floating) : @11.30% p.a. as per present credit rating
Monthly Installment : Rs.1,36,185/-
Margin : 40% in Banks favour.
Period : 84 months including 06 months moratorium period
Security : Hypothecation of New Plant & Machinery and Office equipment at Kashti

The rate of interest quoted above is subject to compliance of terms and conditions as stated herein below. In case of Non-compliance/partial compliance, additional interest @1% p.a. + GST applicable thereon will be charged till full compliance is made.

COLLATERAL SECURITY

Land along with Structure thereon in Gut no.1148/2, at Village- Kashti, Tal. Shrigonda, Dist. Ahmednagar -414701. Area of Land is 9700 sq.mtrs and area of Building plus Land development is 2062.12 sq.mtrs. Valuation done by Vastukala Consultants (I) Pvt Ltd on 12.12.2019. FMV as per report is Rs.1231.41 Lakhs.

GUARANTORS

Following individuals will be the Guarantors to the advance in their personal capacity.

1. Mr. Rajesh Kumar Singh
2. Mr. Prashant Balkrishana Pawar
3. Mr. Sajjan Sadashiv Pachpute

You will have to provide additional guarantee of Mrs. Singh.

Cosmos Commercial Ltd



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Submission of documents / information

1. You will have to submit your final Audited Financial Statements within 6 months from the date of expiry of accounting year; irrespective of type of credit limit/s. Credit rating will be done on the basis of available last audited balance sheet and previous 12 months' operations & ROI will be decided. The same will be revised on submission of the audited balance sheet annually & revised ROI as per credit rating will be applicable wef 1st Oct. every year.
2. You will have to submit copies of all Government Licenses, Consent, approvals and Agreements which are necessary and are in force. You will have to produce receipts in respect of payment of all Government dues such as PF, Electricity Bill, Excise Duty, Sales Tax, LBT and any other statutory payments.

Payment of charges

1. You will have to bear Process fee of Rs.2,06,250/- + Visit fee Rs.1000/- + Legal fee + GST as applicable thereon, Adhesive Stamp Fees as applicable and Deposit share Money as per latest Bank's policy.
2. You will have to bear all the necessary legal charges, stamp duty, process charges, insurance charges, visit charges, recovery charges, etc. Bank will have power to debit these expenses to your account without obtaining your prior consent.

Insurance

All the assets charged to the Bank including principle and collateral will have to be comprehensively insured with Banks clause as directed by the Bank.

In case existing machinery is given as prime/collateral security; the borrower company shall preserve the purchase invoices/ bills of the machinery hypothecated to the Bank & ensure that the said invoices are properly accounted for in the books of Accounts. Due to non maintenance of proper records, if any insurance claim is rejected; the borrower company will be responsible & shall make good the losses to the Bank.

Undertaking will have to be submitted at the time of renewal of the policy that you will take care to have adequate insurance cover and will also ensure that there is no under insurance situation arises. You will have to take responsibility in this context to protect the interest of the bank and will not raise any dispute on this issue.

TERMS AND CONDITIONS

1. Loan will be disbursed only after execution of necessary security documents duly supported by properly passed Board Resolution.

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2. You should take written permission of our bank before opening any account with any other bank.
3. You should not make any change in the existing constitution as well as in the Director/s, of the company without prior express permission of the Bank.
4. You will have to maintain the level of loans/deposits from outsiders as on the date of Balance Sheet. In case any loans/deposits are to be paid which will bring the level down; you will have to take prior permission of the bank.
5. You should not incur any capital expenditure without proper Long Term fund tie up. In case these funds are to be raised from any other financial institute, prior permission of our Bank will have to be obtained.
6. You should not sell any of your fixed assets / investment which are charged to the bank without prior permission of our Bank. If any fixed asset is to be sold, even though not charged to the bank, which will adversely affect the performance of the company, bank's prior permission will have to be obtained.
7. You shall keep Bank informed of any legal proceedings, the outcome of which would have material impact in the debt serving capability of the company. In consultation with the Bank, it shall take such remedial action, as may be required in the best interest of the borrower and Bank.
8. The Bank will have the right to share credit information as deemed appropriate with CIBIL or any other institution as approved by RBI from time to time. Further, the bank also has a right to share the information, loan documents, security documents, data, account position etc with any of the authorized agencies engaged by the bank as a resolution service provider or Asset Reconstruction Company.
9. Bank's name plate indicating our charge should be got duly displayed at the premises of Company/Godown.
10. No third party interests are/will be created by way of tenancy or otherwise in the property/ies mortgaged with the bank as a security without express prior permission of the Bank.
11. Bank shall have the right to carry out periodically or at any time inspection of the Shop/Godown during the currency of the loan and also inspection of books of accounts, documents, records, registers, properties and security/assets by the authorized representatives including resolution service provider, Asset Reconstruction Company officials etc., without any restrictions.

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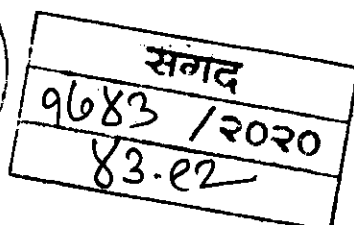


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12. During the currency of the CC/TL/Book-Debts limits, if strike, fire, forgery in Shop or Office premises occurs, you will have to inform to the Bank immediately. However, Bank will carry no responsibility in this respect which may please be noted.
13. Please take note that all these terms and conditions mentioned in this sanction letter and listed appended herewith will become a part and parcel of the loan agreement and will be binding on you and the Guarantors till all loan limits are fully repaid.
14. **You will have to hold shares of the Bank @ 1% of your borrowings as may be fixed by the RBI/Bye-laws of the Bank from time to time.**
15. You will have to abide by the existing rules and regulations and as amended from time to time by the RBI, Bye-laws of the Bank.
16. Please note that the Bank is authorized to debit any of your accounts by any amount and credit the same to any of your accounts.
17. It is clearly to be understood that the limits are sanctioned subject to the convenience of the Bank and Bank may revoke in part or in full or withdraw or stop financial assistance at any stage without any notice or on giving any reason for any purpose whatsoever. This sanction does not vest in any once right to claim any damages against the Bank for any reasons whatsoever. The Bank does not have an obligation to meet further requirements on account of growth in business etc without proper review of credit limits.
18. Any dispute arising out of the subject matter of this sanction letter and transactions based thereon shall be referred for adjudication/ decision to that Court/ Forum/ Authority made available by the relevant law for the time being in force.
19. The ROI stipulated in this sanction letter is variable in nature and subject to change from time to time as per the policy of the bank in this respect. Due to change in interest rate, bank may decide to revise the EMI or extend the repayment period. The decision of the Bank will be binding. ROI at the time of disbursement will get applicable. The Rate of Interest is also subject to change as per the change in Credit Rating.
20. The interest will be charged on monthly rest at the prescribed rate of interest or as per change from time to time as per Bank's Policy.
21. Rate of penal Interest / additional interest / charges etc. mentioned in this letter for any breach of term & conditions /default or upper ceilings cap on such total penal interest / additional interest/ charges etc can be changed from time to time as per the Policy of the Bank. The

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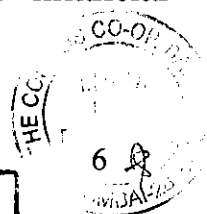
notice exhibited by the bank regarding such changes in the penal interest / additional interest & other changes / or its upper ceiling / caps shall be construed as due notice to the borrower & guarantor and no separate intimation in this regard will be made.

22. In case of default in repayment, which is continued for more than 90 days and hence attracts NPA classification, the contractual rate of interest @14 % p. a. or as decided by the bank from time to time with monthly rest will become automatically applicable”
23. At the time of annual review / additional credit limit, CIBIL report of the Borrower Company as well as Directors & guarantors will be taken & the fees for the same will have to be borne by the borrower company.
24. The repayment schedule advised to you is based on certain assumption such as the rate of interest applicable at the time of sanction. The EMI so calculated may undergo changes due to change in rate of interest. It is not possible for the Bank to advise borrowers and Guarantors individually about such changes in the rate of interest. Hence the notice exhibited by the Bank regarding changes in the rate of interest and other charges shall be construed as due Notice to the Borrower and Guarantors and no separate intimation in this regard will be made. The Bank may change the EMI / repayment period according to the changes in the rate of interest.
25. The date of disbursement of the loan (availing full disbursement or disbursement to the extent of 75% of the sanction limit) will be considered for calculation/computation of moratorium and/ or repayment period and not the date of execution of the loan documents.
26. Term Loan repayment obligation would have priority over inter corporate deposits or any other form of borrowings to be made by the Company.
27. The company should give consent to disclose / publish their name as a defaulter in the event of their becoming so according to the Bank at any time, in repayment of principal and/or interest dues on the loan, in the manner and such medium as the Bank/RBI in their absolute discretion may think fit.
28. Under Statutory requirement, bank will have to disclose financial information & information of Assets on which any security interest has been created for the credit limits sanctioned, with “**National E-Governance Services Limited (NeSL)**” an “Information Utility (IU)”. You will have to bare charges for the same as per the prescribed schedule of NeSL + taxes as applicable.
29. Bank may stipulate any other conditions as it may deem fit at the documentation stage or before the disbursement of the financial assistance or after disbursement.

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30. If you fail to accept the terms and conditions as proposed within 15 days from the date of issue of this letter, the Bank reserves right to review the matter and to cancel at its discretion of the grant of any loan to you.
31. The Company and its Directors will have to comply with requirements under the Secretarial requirements as per the provisions of Company Law.
32. If property is to be mortgaged is occupied by tenant, tenant should be the consenting party to the mortgage or separate consent letter of the tenant to mortgage the property is to be taken on record.

PENAL INTEREST FOR DEFAULTS

1. For any financial default such as nonpayment of monthly interest/EMI charged/due, etc will attract 2% Penal Interest for the period of default on defaulted amount.

The overall penalty will not exceed 3% p.a. even if more than two defaults of the above are committed. While deciding the Cap of Penal Interest; default in a single account/type of loan will be considered.

FORECLOSURE CHARGES

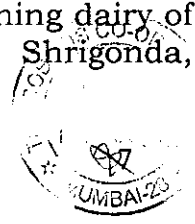
Any prepayment /foreclosure of credit facilities such as Term Loan, Cash Credit, Bills Discounting, and Project Finance will attract flat charges as specified below:

Period of foreclosure	Foreclosure charges to be recovered on outstanding loan amount
If the loan account is foreclosed within 12 months from the date of final loan disbursement.	3.00%
If the loan account is foreclosed after 12 months but before 24 months from date of final loan disbursement.	2.00%
If the account is foreclosed after 24 months from date of final loan disbursement.	1.00%

ADDITIONAL TERMS AND CONDITIONS

1. You will have to pass the Board Resolution accepting sanction terms and to execute necessary security documents in favour of Bank.
2. The Bank has sanctioned credit facilities for take over/running dairy of Sai Krupa Dairy Pvt Ltd at Gut No 1148/2, Kashti Shrigonda,

Cosmos Commercial Loan

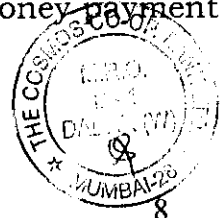


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Ahemdnagar . The company will purchase fixed assets of M/s Sai Krupa Dairy Pvt Ltd. By liquidating all fixed assets/ current assets, M/s Sai Krupa Dairy Pvt Ltd will clear all its liabilities and handover the production activities to Bliss Dairy Fresh Pvt Ltd to run dairy

3. You will have to execute MOU for sale of business of M/s. Saikrupa Dairy Pvt Ltd before disbursement. As per MOU, cut of date for Balancesheet of M/s. Saikrupa Dairy Pvt Ltd will be considered for further takeover formalities.
4. Bank's first charge on offered security i.e. Land along with Structure thereon in Gut no.1148/2, at Village- Kashti, Tal. Shrigonda, Dist. Ahmednagar -414701 will be created by way of Composite Deed of Registered Mortgage after receipt of MOU executed between M/s Bliss Dairy Fresh Pvt Ltd & Sai Krupa Dairy Pvt Ltd.
5. Second charge be created on following immovable properties which are given as security to Chembur Nagarik Sahakari Bank Ltd. by obtaining NOC from that Bank.
 - a] Gut no.409, Village Ambivali (via Dahigaon), Taluka Shahapur, Dist. Thane (area 3.16 hectare – 9.5 acres)
 - b] 1st Floor, E wing, Golden Square CHSL, CTS no.5612, 5613, 5616, 5610 (P), Village – Kole Kalyan, Off. CST Road, Sunder Nagar, Kalina, Santacruz (E), Mumbai – 400098.And we will issue NOC to that Bank for creating their second charge on properties at Gut No 1148/2, at Village Kashti, Shrigonda, Ahmednagar, on which our Bank is creating first charge.
6. Disbursement of Term Loan of Rs.400.00 Lakhs will be made in the following manner:
 - a] After executing Agreement to Mortgage, initial disbursement will be made towards closure of loan with Union Bank of India upto outstanding balance or sanction limit whichever is less.
 - b] Remaining balance will be disbursed in favour of Seller, after receiving no dues certificate and charge release letter along with original documents of the property and after confirming margin money payment.
7. Disbursement of Term Loan of Rs.350.00 Lakhs will be made in favour of M/s. Saikrupa Dairy Pvt Ltd to purchase the existing plant & machineries.
8. Disbursement of Term Loan of Rs.75.00 Lakhs will be made in favour of suppliers as per quotation after confirming the margin money payment. Any further cost escalation will be borne by you.

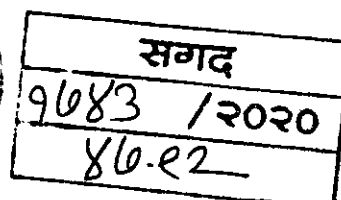
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9. You will have to update Audited financials of the company upto 31.03.2019 at ROC prior to disbursement.
10. You will have to submit following documents prior to disbursement:
- ITR with computation of income for F.Y.2018-19 of both Directors.
 - Overdue clearance document which is reflected in CIBIL of both Directors.
 - CA certified Statutory Dues Declaration of M/s. Bliss Dairy Fresh Pvt Ltd and M/s. Saikrupa Dairy Pvt Ltd.
 - CA certified statement regarding debtors realization of M/s. Bliss Dairy Fresh Pvt Ltd and M/s. Saikrupa Dairy Pvt Ltd.
 - Property tax paid receipt of property at Kashti
 - NOC/ letter from Union Bank of India regarding original documents will be handover to our Bank after receipt of full & final payment.
 - No dues certificate & Charge release letter from Union Bank of India after receiving final payment.
 - Margin money paid receipt
11. You will have to provide additional guarantee of Mrs. Singh.
12. You will have to comply all legal requirement prior to disbursement.
13. Under Statutory requirement, bank will have to register charge with Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI) also on assets given as a security for the credit limits sanctioned. You will have to bare charges for the same as per the prescribed schedule of CERSAI + taxes as applicable.
14. The shares of the Company held by the Company Directors should be kept with Bank custody till the repayment of loan.
15. Charge of limits extended shall be registered with the ROC at the time of disbursement, any delay in filing the charge with ROC will be the sole responsibility of Borrower Company. The requisite charges for the registration of charges shall be paid by the Company.
16. If subsidy is availed from SIDBI under the CLCSS scheme for the sanctioned Term loan/s, "the said loan/s will be eligible to be governed under the CLCSS scheme".
17. You will have to submit undertaking to the effect that unsecured loans will not be repaid with out the prior permission of the Bank.
18. You will have to complete membership formalities.
19. You will have to comply with all credit rating parameters as per sheet attached to be eligible for better rating. This may change from time to time as per bank policy.

Cosmos Commercial Loan



20. Bank does not have any obligation to meet further requirements which may be considered only after satisfactory performance of credit limits and market scenario.
21. You will have to submit 06 Post-dated cheques for each term loan to discharge the loan liability to the extent of the amount mentioned in the cheques with assurance & promise that the said cheques would be honored on presenting them on the due date. The said cheque or cheques are not given as security for the loan, undertaking to this effect should be submitted. The cheque must be drawn exclusively in the name of "The Cosmos Co-operative Bank Ltd, loan account M/s. Bliss Dairy Fresh Pvt Ltd."
22. You will have to give ECS / SI for each term loan from Cash Credit / Current account for repayment.
23. Undertaking regarding maintaining adequacy in insurance cover will have to be submitted as per standard format.

Please sign the duplicate of this sanction letter for having agreed for terms set out and return the same to us for our record.

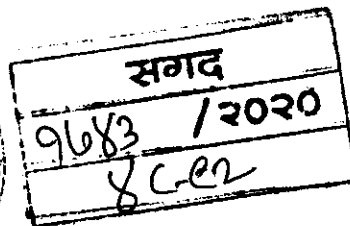
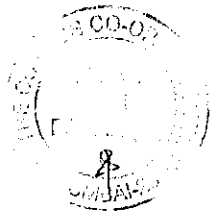
You are hereby requested to call on the Manager for execution of loan documents and relevant papers within 15 days from the date of sanction letter at Matunga Branch.

You shall at the time of acceptance of the terms and conditions communicate to the Bank a schedule of withdrawal against the sanctioned loan.

Thanking you,

Yours faithfully,

DGM
MRO B



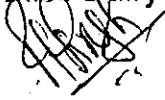
DECLARATION

We hereby confirm that all the terms and conditions of this sanction letter are acceptable to us and remain binding on us until the loans are fully repaid and we are ready to sign the loan documents. Our e-mail address is rajesh@blissfresh.com . We hereby agree that if Bank send us our Statement of Account through e-mail, we don't require hard copy of the same. We hereby request the Bank to send urgent message on our Cell No.9820767970

Borrower

(with rubber stamp & common seal)
For Bliss Dairy Fresh Pvt. Ltd.

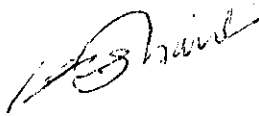
1.



Director

2.

For Bliss Dairy Fresh Pvt. Ltd.



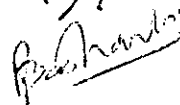
Director

Guarantors

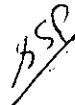
1.



2.



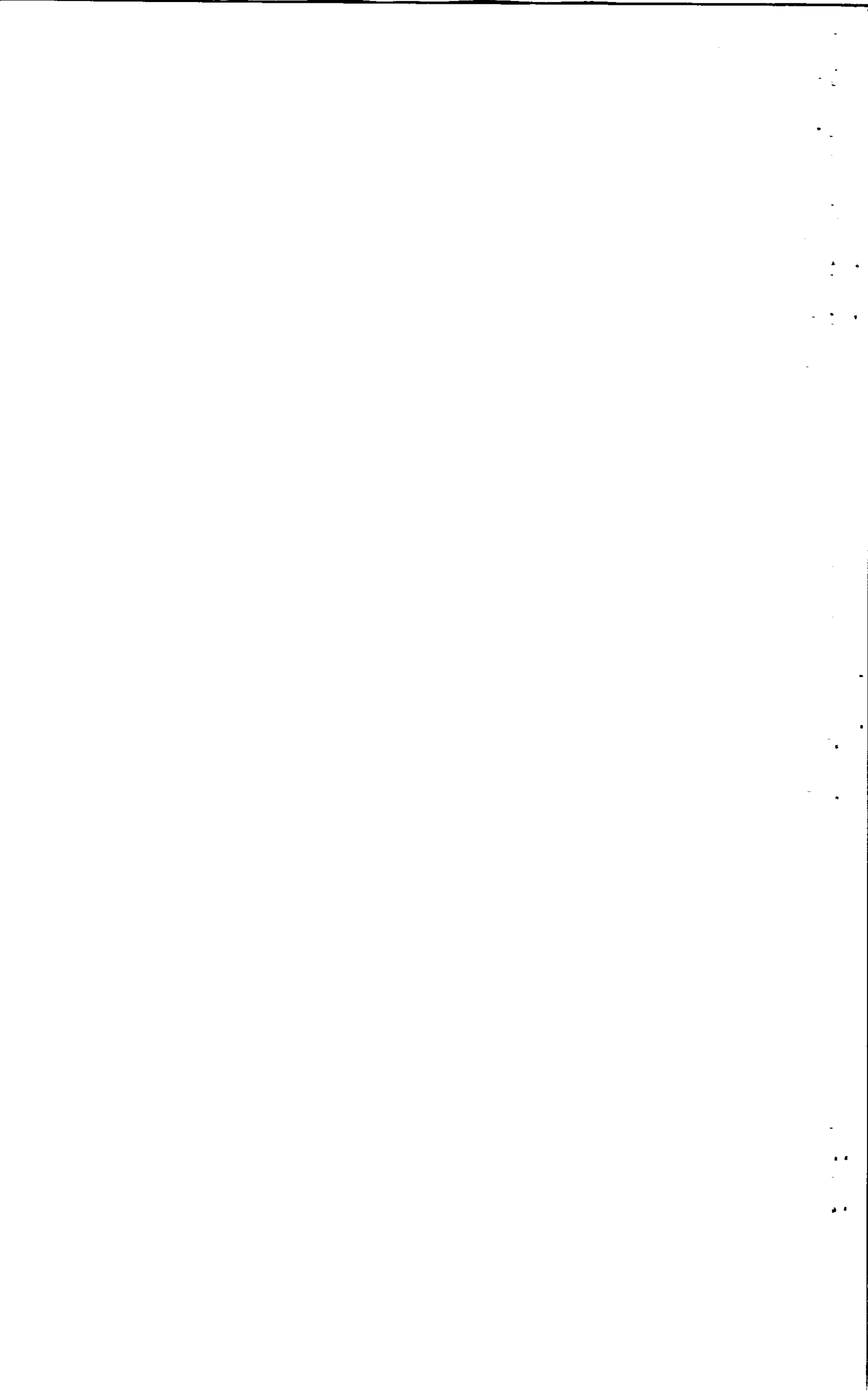
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Blissfresh

Page 08/11

Bliss Dairy Fresh Pvt. Ltd.

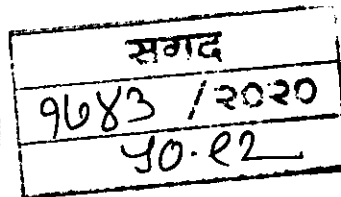
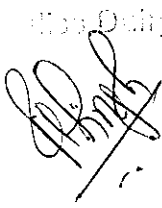
This is a certified true copy of the resolution passed by the Board of Directors of the M/s. Bliss Dairy Fresh Pvt Ltd at the meeting held on 10/02/2020 at office situated at 4A, Emgeen Chambers, CST Road, Kalina, Santacruz (E), Mumbai - 400098.

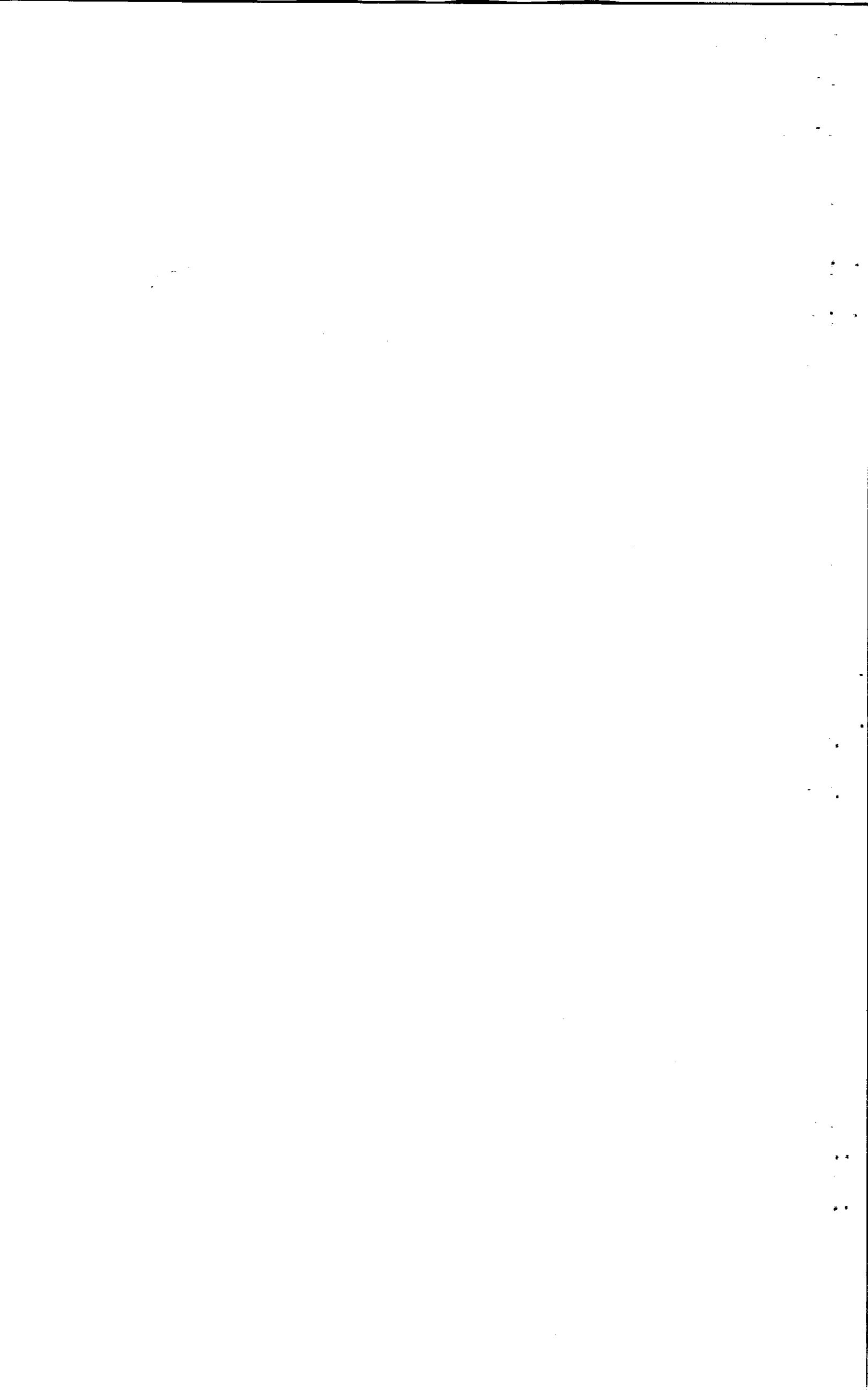
Resolved that, all Terms & Conditions of Credit facilities sanctioned by The Cosmos Co. Op. Bank Ltd for Rs.825.00 Lakhs vide their Sanction No.15 (1/1) dated 04/01/2020 are accepted by us.

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”

Bliss Dairy Fresh Pvt. Ltd.

Directors







The Chembur Nagarik Sahakari Bank Ltd.

Regd. Office : 101-103, Rudresh Commercial Complex,
19th Road, Near Dr. Ambedkar Gardan,
Chembur, Mumbai - 400 071.

Date: ~~22.02.2020~~ 25.02.2020

2527 6105, 2529 3929

Telefax : 2527 6108

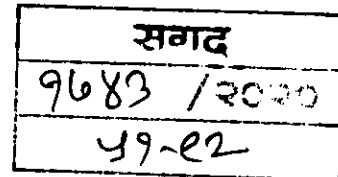
ao@cnsbank.com

CNSB/AO/Credit/MBA/ 43 /2020-21
Ref. No. :

Date: Cosmos Co-op Bank Ltd.,
Mumbai Regional Office,
36/A, Maru Niketan, 1st, Floor,
D.L.Vaidya Road, Dadar(West),
Mumbai - 400028.

Dear Sir,

PRIVATE & CONFIDENTIAL
M/S Bliss Dairy Fresh Pvt. Ltd.
Consent For Second Charge and NOC



This is with reference to your letter No. COS/MRO-BI/303/2019-20 dt.20.02.2020 and further to our reply letter No.CNSB/AO/Credit/DGM/10/2020-21 dt.15.04.2020.

We hereby give our Consent/NOC to create your second charge on the properties mortgaged to us by M/S Bliss Dairy Fresh P. Ltd. viz.

(a) Dairy unit at Gut No.409, Village - Ambivali, (via Dahigaon), Taluka - Shahapur, District - Thane - Area - 3.16 hectare - 9.5 acres - owner Shri Rajesh Raghuvendra Prasad Singh, Mr. Prashant Balkrishna Pawar and Shri Keshav Manu Mishra, Shri Shankar Anantrao Pawar. With Plant & Machinerics - 3.16 hectares - 9.50 acres - 36000 S.Mtrs. Value Rs.462.00 lakhs dt.20.09.2019 M/S Diwanjee & Associates

(b) 1st, Floor, E wing, Golden Square CHS Ltd., CTS No.5612, 5613, 5616,5610 (P), Village - Kole Kalyan, Off. CST Road, Sunder Nagar, Kalina, Santacruz (East), Mumbai - 400098 - owned in the names of Shri Rajesh Kumar Singh and Mrs. Bhagyashree Rajesh Singh. - 850 Sq. Ft. Value Rs.282.00 lakhs Value Dt.20.09.2019 M/S Diwanjee & Associates.

In this regard, we may state that you have already given your consent / Noc of our Second Charge on following properties mortgaged to your Bank :-

- 1) Gut No.1148/2 - 1 hectare - construction of dairy unit admesuring 2062.12 Sq. Mtrs - at Mouje - Kashti, Talulka Shri Gonda, District - Ahemednagar. Total Consideration Rs.832.00 lakhs for land and bldg. as per Registered Sale Deed dt.12.03.2020. The security value as per Valuation Report of Vastukala Consultant (I) P. Ltd. dt. 12.12.2019 is Rs.1231.41 lakhs.

Kindly arrange to send us copies of following documents to enable us to complete the formalities of Second Charge :-

- i) Registered Mortgage Deed of your Bank as and when executed alongwith copy of Index II
- ii) Your specific NOC / Consent for Second Charge by The Chembur Nagarik Sahakari Bank Ltd. on above properties.
- iii) Copies of legal opinion, valuation report obtained of the said property. The borrowers have submitted copies of registered sale deed dt.12.03.2020 and copy of MOU dt.31.01.2019 and Agreement to Execute Mortgage dt.19.03.2020

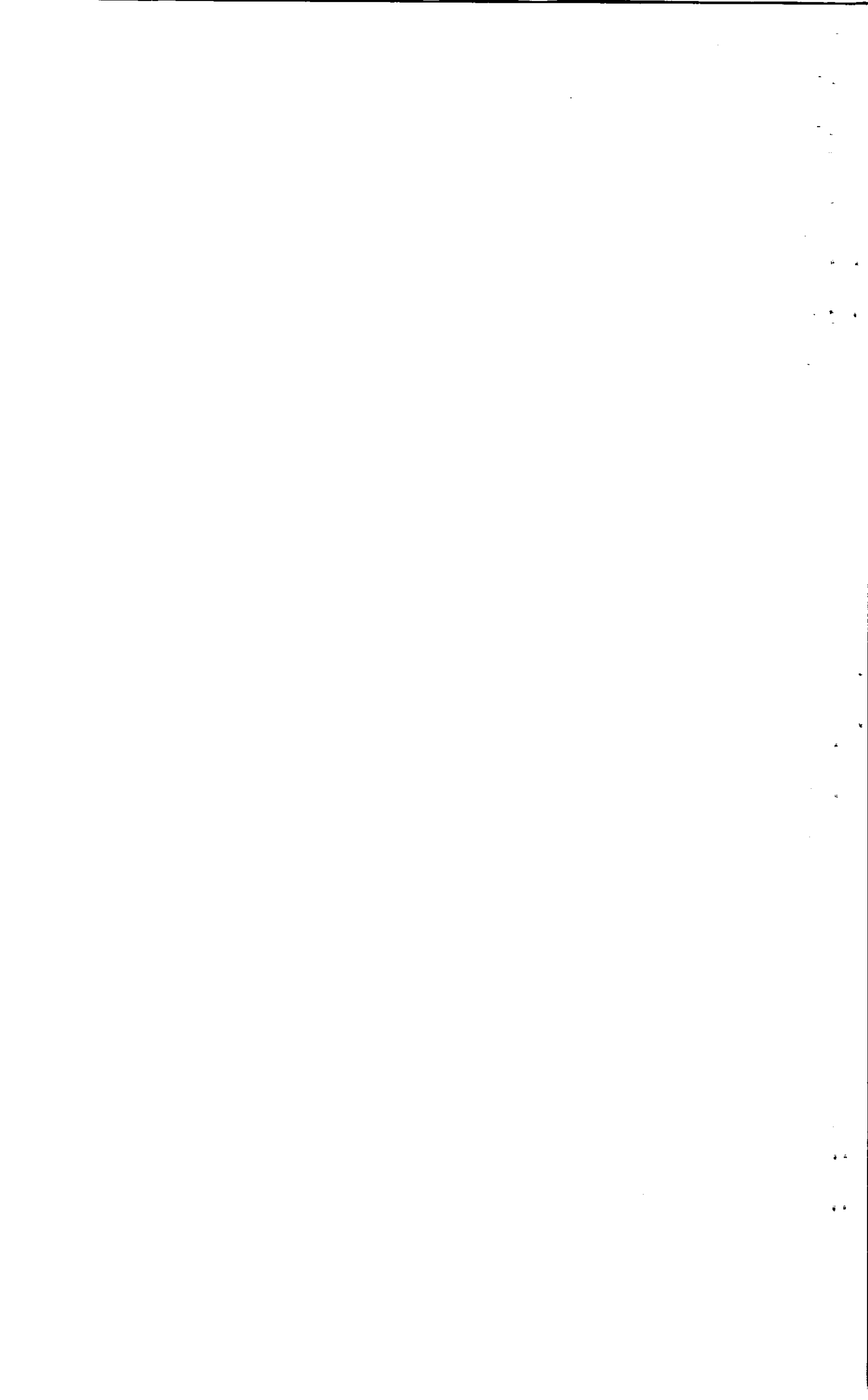
With Kind Regards,


(V.H.Patil)

General Manager.

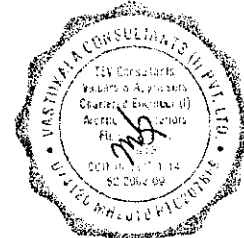
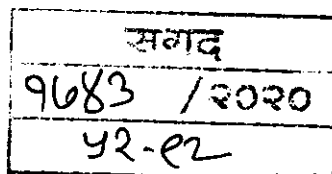
BRANCHES : • Chembur (Main Branch) 2528 8970 • Cheeta Camp : 2550 6386 • Chunabhatti : 2405 1464 • Mahul : 2554 1050 / 2554 2456
• Govandi:2555 1288/2555 7407 • Koparkhairane : 2755 2391 / 2754 6595 • Ghatkopar : 2102 0571 • Mankhurd : 2557 2324
• Bhandup : 2596 4641 • Pratiksha Nagar : 2403 1465 • Kharghar : 2774 7741 • Vikhroli : 2577 1046 • Panvel : 2745 0024
• Thane : 2580 2227 • Ramabai Nagar : 8655556456 • Ghatkopar (W) : 2510 6501/02 • Badlapur (E) : 7588174802 / 9975537600





Assets Class	Plant & Machinery	Original Cost in ₹	Market value in ₹
PLANT & MACHINERY	PLANT & MACHINERY	3,84,34,460.31	36,72,000.00
	Condense Plant	2,13,25,515.00	1,72,58,000.00
	Boiler #TPH 17.5 Kg/Cm2G	41,35,094.00	37,32,000.00
	Electric Installation	19,28,701.00	7,33,000.00
	DG Set	14,51,000.00	11,72,000.00
	Refrigeration Box	13,20,713.00	5,90,000.00

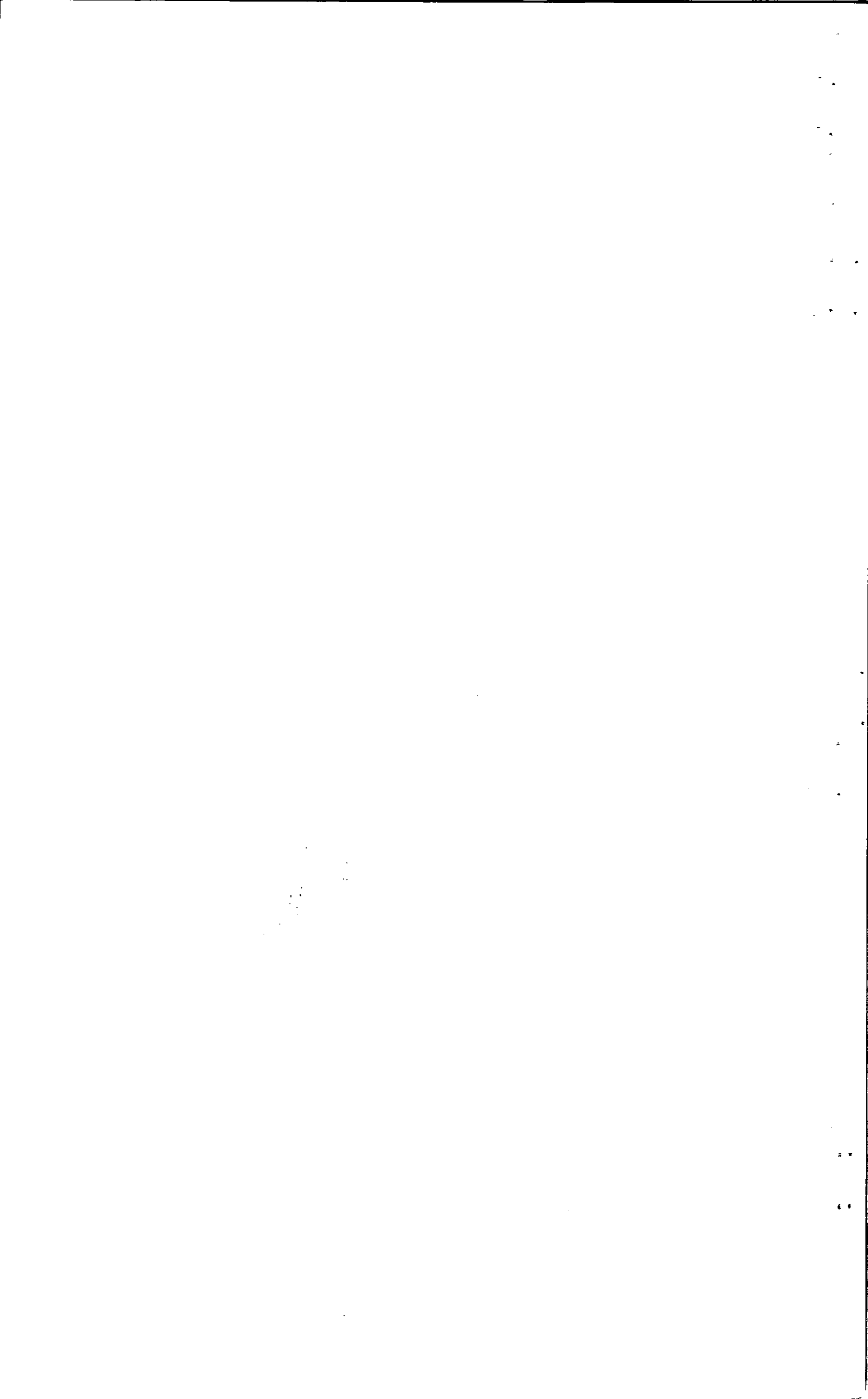
Assets Class	Plant & Machinery	Original Cost in ₹	Market value in ₹
	Cold Room	8,00,000.00	6,46,000.00
Vehicle	PY01VB-2800(JAGUAXJL)	75,00,000.00	62,34,000.00
	MH16-BZ-5555	38,38,173.00	27,35,000.00
	Vehicle mh16 BB 5	28,53,672.00	3,39,000.00
	Vehicle mh16 BC 5	21,26,304.00	2,71,000.00
	INNOVA 205Z	19,52,806.00	6,95,000.00
	MH-12-NW-7578	14,56,356.00	8,65,000.00
	Vehicle mh16 at 7777	12,98,251.00	65,000.00
	MH-16-CA-702	12,91,432.00	7,67,000.00
	MM 16 AY 5554 TANKER	12,25,530.00	2,91,000.00
	MH-16-CA-703	11,89,328.00	7,06,000.00
	MH-12-NJ-0505	11,49,975.00	5,46,000.00
	MH-16-CC-1973	11,18,234.66	7,97,000.00
	MH-16-CC-1955	11,18,234.55	7,97,000.00
	MH-16-CC-1956	11,18,234.55	7,97,000.00
	MH-16-CC-0005	10,27,267.00	6,10,000.00
	MH-16-CA-0114	10,18,853.00	6,05,000.00
	Vehicle mh16 Q5554	10,11,434.00	50,000.00
	MH-16-CA-704	9,97,873.00	5,92,000.00
	MH-16-AY-6955(407)	8,97,419.00	4,26,000.00
	MH-16-AY-5552	7,52,489.00	3,57,000.00
	MH-16-CC-5554	6,27,648.00	3,91,000.00
	MH-16-AY-5553	6,04,696.00	2,15,000.00
	MH-16-AY-5557	6,01,666.00	2,14,000.00
	MH 16 AY 5559	5,29,744.00	1,89,000.00
	Motor Cycle	52,472.00	3,000.00
Furniture	Furniture	17,70,875.50	1,98,000.00
Office Equipment	Office Equipment	8,48,713.00	43,000.00
	Office Equipments- CCTV	40,000.00	8,000.00
	Mobile handset-URD	39,200.00	6,000.00
	Wireless set	24,650.00	1,000.00
	MOBILE URD	20,000.00	11,000.00
	OFFICE EQUIPMENT-LED TV	19,990.00	8,000.00
	Mobile handset-RD	16,200.00	1,000.00
	Mobile handset RD	10,000.00	2,000.00
Grand Total		10,95,43,203.60	4,76,38,000.00



Vastukala Consultants (P) Pvt. Ltd.

www.

www.vastukala.org



भारत सरकार
 GOVT. OF INDIA
 INCOME TAX DEPARTMENT
 BLISS DAIRY FRESH PRIVATE LIMITED
 29/06/2013
 Permanent Account Number
 AAFPG5748N



9683/2020
 53-22

18-01-1978
 THE COOBEKS CO OF BANK LTD
 DIRECTOR OF INCOME TAX (SYSTEMS)
 भारत सरकार (भारत)

PERMANENT ACCOUNT NUMBER / PERMANENT ACCOUNT NUMBER
 AAFPP4654A
 PRAASHANT BALKRISHNA PAWAR
 FATHER'S NAME / FATHER'S NAME
 BALKRISHNA PAWAR
 DATE OF BIRTH / DATE OF BIRTH
 22-01-1978
 DIRECTOR OF INCOME TAX (SYSTEMS)
 भारत सरकार (भारत)

PERMANENT ACCOUNT NUMBER / PERMANENT ACCOUNT NUMBER
 AMYPS8179C
 RAJESH KUMAR SINGH
 FATHER'S NAME / FATHER'S NAME
 RAGHAWENDRA PRASAD SINGH
 DATE OF BIRTH / DATE OF BIRTH
 05-09-1977
 DIRECTOR OF INCOME TAX (SYSTEMS)
 भारत सरकार (भारत)



आयकर विभाग

INCOME TAX DEPARTMENT

KESHAV MISHRA

MANU MISHRA

02/01/1983

Permanent Account Number

AJKPM8077C

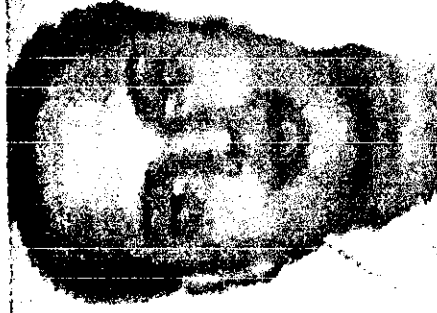
Signature



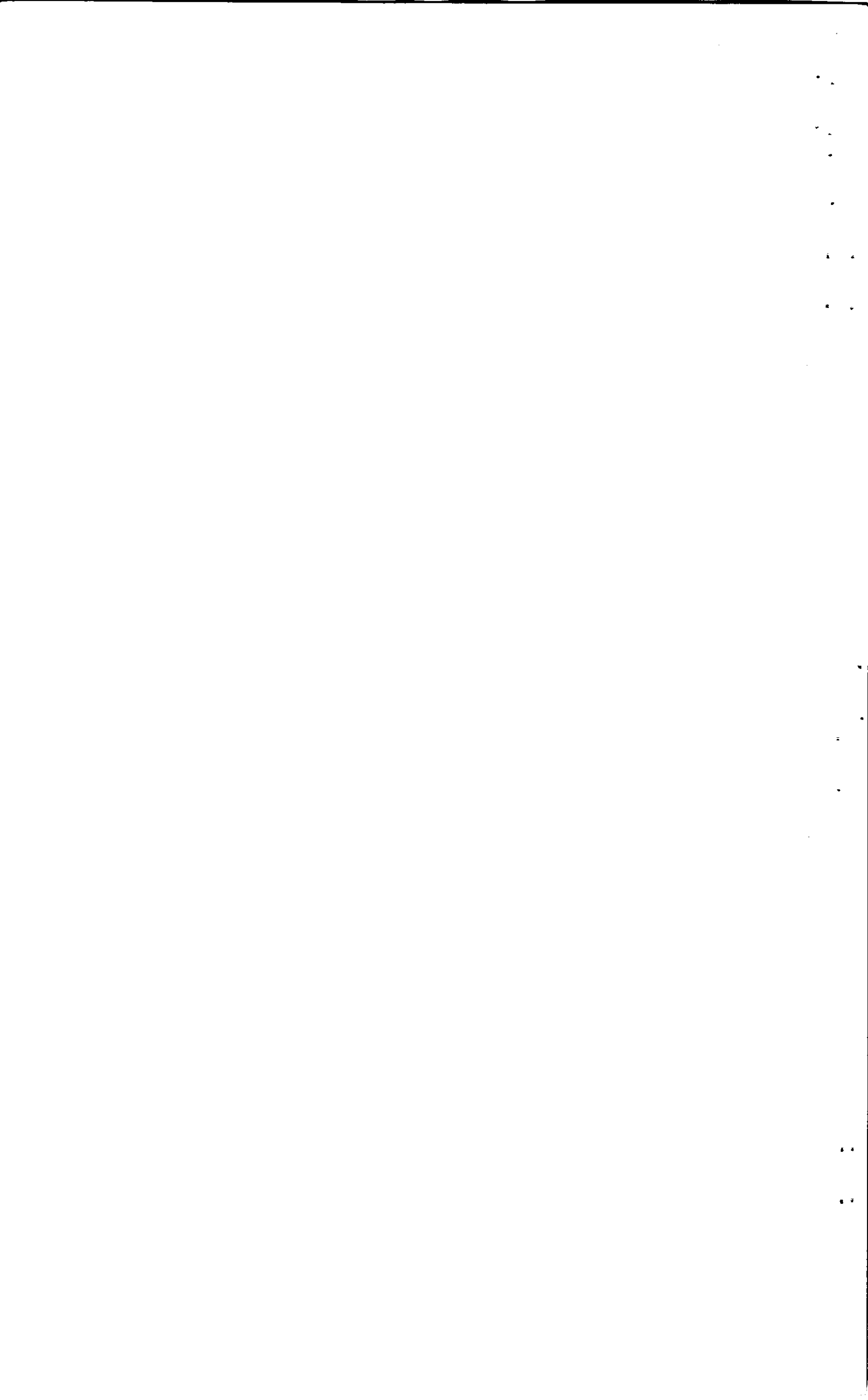
संगत
9683 / 2020
48-22

भारत सरकार

GOVT. OF INDIA



02072009



यूनियन बँक Union Bank
1856-1949

श्रीवन्त
Andhra



Kashti Branch

Ta Shrigonda Dist Ahmednagar

State Maharashtra-414701

Phone no-02487-231522

Email-kashti@unionbankofindia.com

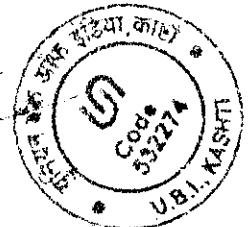
Kashti/Adv/113/2020

Date-01-06-2020

TO WHOMSOEVER IT MAY CONCERN

This is to inform that M/s Sikrupa Dairy Pvt Ltd , Kashti ,Tal-Shrigonda ,Dst-Ahmednagar Have availed cash Credit Loan of Rs 125.00 Lakh under account number 322705010050029 and Term Loan of Rs 150.00 Lakh under account number 322706110121206 with our branch. They have fully repaid both these loans as on 01.06.2020. They have no dues with our branch .Hence certified as per our books of records and as requested by Saikrupa dairy Pvt Ltd authorities.

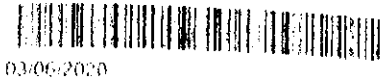
S. Kashyap
Branch manager



UNION BANK OF INDIA
Vidhan Bhavan Marg, Nariman Point, Mumbai 400021



अगद
9683 /2020
44-22



03/06/2020

सूची क्र. 2

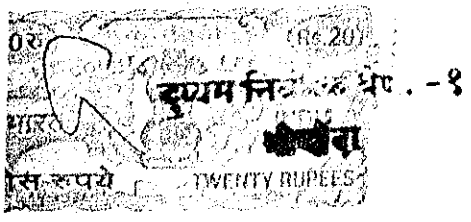
दुयम निवेदनक : द.नि. श्रीगोंदा
दस्ता क्रमांक : 1447/2020
नोदणी :
Regn 63m

गावामे नाव : काशी

(1) विलेखना प्रकार	वि. - २.३
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याचा बांधकामासाठीचा आकारणी देतो ती पत्रावर ते नासू करतात)	1
(4) मू. गावान, पोटरेखा व आकारांक (अवकाश)	1) पत्राचे वे. नाव: अमरनाथ २.प. दुतार वर्णन : दुतार माहिती: रिकव्हयेन्सचा लेल मोजे काशी येथील मिळकतीचे- 1)पत्र नं. 1148/2 येथी कर्जदार साईकुमा हेअरी प्रा.लि. चेअरमन सदाशिव भिकाजी पावपुते यांचा दिवस नं. 97 अथ २१,२)पत्र नं. 1069/3/1 अ यावर बांधलेल्या साई कॉम्प्लेक्स येथील प्लॉट नं. 301,304,305,308,309 व 312 यांचे एकूण क्षेत्र 375-44 चौ.मी. हे संपूर्ण प्लॉट सदाशिव भिकाजी पावपुते यांचे अथ. या मिळकती, गावमाण मिळकती महापौराचे दस्त नं. 3299-2014 चे कर्ज रक्कम रुपये 17500000.00, महापौराचे दस्त नं. 742-2016 चे कर्ज रुपये 15000000.00 व महापौराचे दस्त नं. 782-2016 चे कर्ज रुपये 15000000.00 चे कर्ज धरले होते ते संपूर्ण कर्ज व्याजासह फिटिले, आता अंकीची काशीएक पत्राची नोंद. ((GAT NUMBER : 1148/2 1069/3/1अ ;))
(5) क्षेत्रफळ	1) 0 हेक्टर . अथ
(6) आकारणी दिनांक (जुनी दिवसात अखेर दिवस)	
(7) दरमोडून करम (गा.प.प.नं.द्वारे देवाण-या पत्रावर नाव नसत नाही तर आणी बाजारभावाचा दर मोजण्या किंवा अटीचा मसुदाचा, प्रतिबंधिते नाव नसत नाही)	1): नाव: धर्मियन टॅक ऑफ इंडिया प्रवासा काशी करिता शाखाधिकारी गिरीष कृष्णाजी देशपांडे - - वय:-49; पता:-प्लॉट नं:-, गावा नं:-, इमारतीचे नाव: काशी, ता. श्रीगोंदा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पिन नं:-
(8) दरमोडून करम (गा.प.प.नं.द्वारे देवाण-या पत्रावर नाव नसत नाही तर आणी बाजारभावाचा दर मोजण्या किंवा अटीचा मसुदाचा, प्रतिबंधिते नाव नसत नाही)	1): नाव:-ने. साईकुमा हेअरी प्रा.लि. करिता चेअरमन सदाशिव भिकाजी पावपुते - - वय:-65; पता:-प्लॉट नं:-, गावा नं:-, इमारतीचे नाव: काशी, ता. श्रीगोंदा, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पिन नं:-
(9) दरमोडून करम (दस्तावेज दिनांक)	02/06/2020
(10) दस्ता नोदणी व दस्ता दिनांक	03/06/2020
(11) अनुक्रमांक, रोड व पत्र	1447/2020
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नावणी शुल्क	100
(14) जम	

मूल्यांकनासाठी विक्रयत घेतलेल्या तपशील:-: मूल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्ताप्रकारानुसार आवश्यक नाही

मूद्रांक शुल्क आकारताना नियतलेखन अनुसंधान :-: (51B) in any other case



अस्सल वरहसून मकल
दुयम निवेदनक क्रमांक-१
श्रीगोंदा



संगद
१७/६/२०२०
४६२

157/1206

Monday, March 23, 2020

11:15 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 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/-

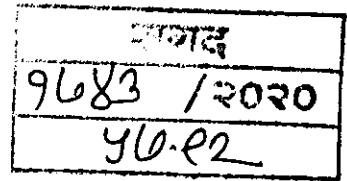
डीडी धनादेश/पे ऑर्डर क्रमांक: MH013677588201920M दिनांक: 23/03/2020

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

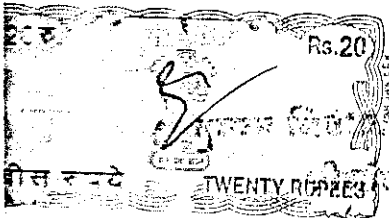
दुय्यम निबंधक : दु.नि. श्रीगोंदा
दस्त क्रमांक : 1206/2020
नोंदणी :
Regn.63m

गावाचे नाव : काष्टी

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	83200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार अंकारणी 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 मौजे 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:-ब्लिस डेअरी फ्रेश प्रा.लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAFBS748N
(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) बॅंका	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा 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.



अस्तित्वात बंधनकारक मजदूर
दुय्यम निबंधक
श्रीगोंदा



मजदूर
9683 / 2020
Y.C.E.2

-: घोषणापत्र/शपथपत्र :-

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.

सादर 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 सादरची 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.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतूदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकुर, 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.

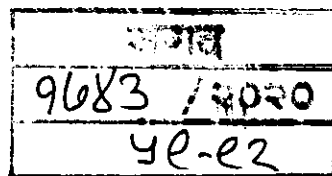
स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फि कमी लावली/बुडविली 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 दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार



लिहून घेणार



1206157

17/06/2020

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सूची क्र.2

दुय्यम निबंधक : दु.नि. श्रीगोंदा

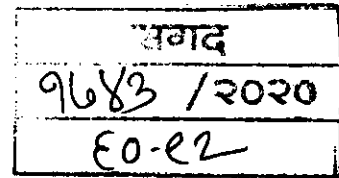
दस्त क्रमांक : 1206/2020

नोंदणी :

Regn:63m

गावाचे नाव : काष्टी

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	83200000
(3) बाजारभाव(भाडेपट्ट्याच्या 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 मौजे 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 तुम्हांस कायम खरेदी देण्याचा ठराव केला आहे. यात सुमारे 2062-12 चौ.मी. मध्ये दुग्ध डेअरीचे बांधकाम केलेले युनिट आहे त्यासह काहीएक राखुन न ठेवता दिले आहे.तसेच याचा ग्रा.पं.मि.नं. 1702 आहे.((GAT NUMBER : 1148/2 ;))
(5) क्षेत्रफळ	0.97 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:-ब्लिस डेअरी फ्रेश प्रा.लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्ववेअर, सुंदरनगर, सांताक्रुझ, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAFCB5748N
(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)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

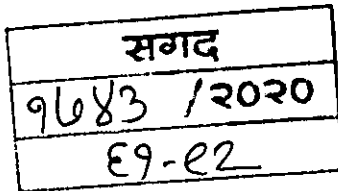
मुद्रांक शुल्क आकारताना निवडलेला


(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it. or any rural area within the limits of the

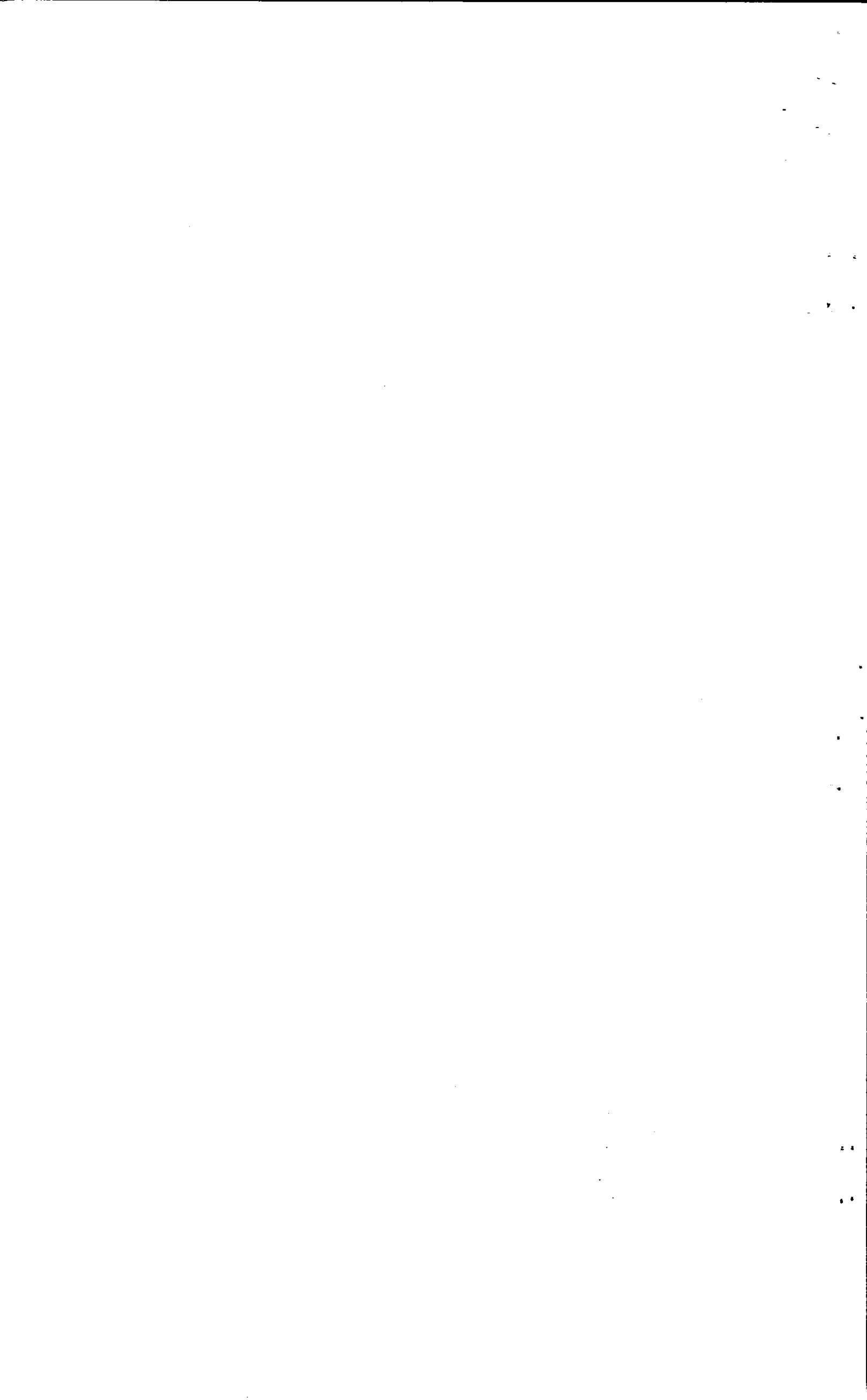
-: घोषणापत्र :-

मी, श्री. राजेश कुमार सिंह, रा. फ्लॅट नं. इ-१०१, गोल्डन स्क्वेअर, सुंदरनगर, कलिना, सांताक्रुझ (पूर्व), मुंबई - ४०० ०५५ याद्वारे घोषित करतो की, मे. दुय्यम निबंधक, श्रीगोंदा यांचे कार्यालयात गहाणखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सौ. भाग्यश्री राजेश सिंह, रा. फ्लॅट नं. इ-१०१, गोल्डन स्क्वेअर, सुंदरनगर, कलिना, सांताक्रुझ (पूर्व), मुंबई - ४०० ०५५ यांनी दि. १५/०६/२०२० रोजी दस्त नं. १०३२/२०२० नुसार मा. सह दुय्यम निबंधक, अंधेरी क्र. २, मुंबई उपनगर जिल्हा येथे मला दिलेल्या जनरल मुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केलेला आहे/निष्पादित करुन कबुली जबाब दिला आहे. सदर जनरल मुखत्यारपत्र लिहून देणार यांनी जनरल मुखत्यारपत्र रद्द केलेले नाही किंवा मुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे जनरल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे जनरल मुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक : १८/०६/२०२०




श्री. राजेश कुमार सिंह

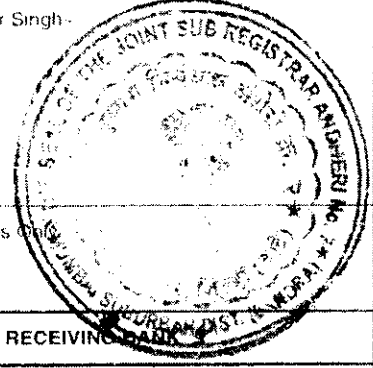
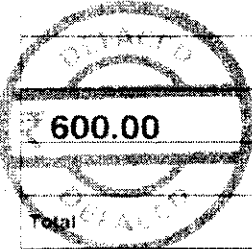


CHALLAN
MTR Form Number-6



GRN	MH001208266202021E	BARCODE	[Barcode]	Date	14/06/2020-10:32:12	Form ID	48(6)
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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		BDR4 JT SUB REGISTRAR ANDHERI 2		Full Name		Bhagyashri Rajesh Singh	
Location		MUMBAI		Flat/Block No.		Flat No E-101, Golden Sqaure CHS Ltd	
Year		2020-2021 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		Sunder Nagar, Kalina, Santacruz East	
0030045501 Stamp Duty		500.00		Area/Locality		Mumbai	
0030063201 Registration Fee		100.00		Town/City/District			
				PIN		4 0 0 0 9 8	
				Remarks (If Any)			
				SecondPartyName=Rajesh Kumar Singh-			
Total		600.00		Amount In		Six Hundred Rupees	
				Words			



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No	69103332020061410193	2612839546		
Cheque/DD No.		Bank Date	RBI Date	14/06/2020-10:34:36	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

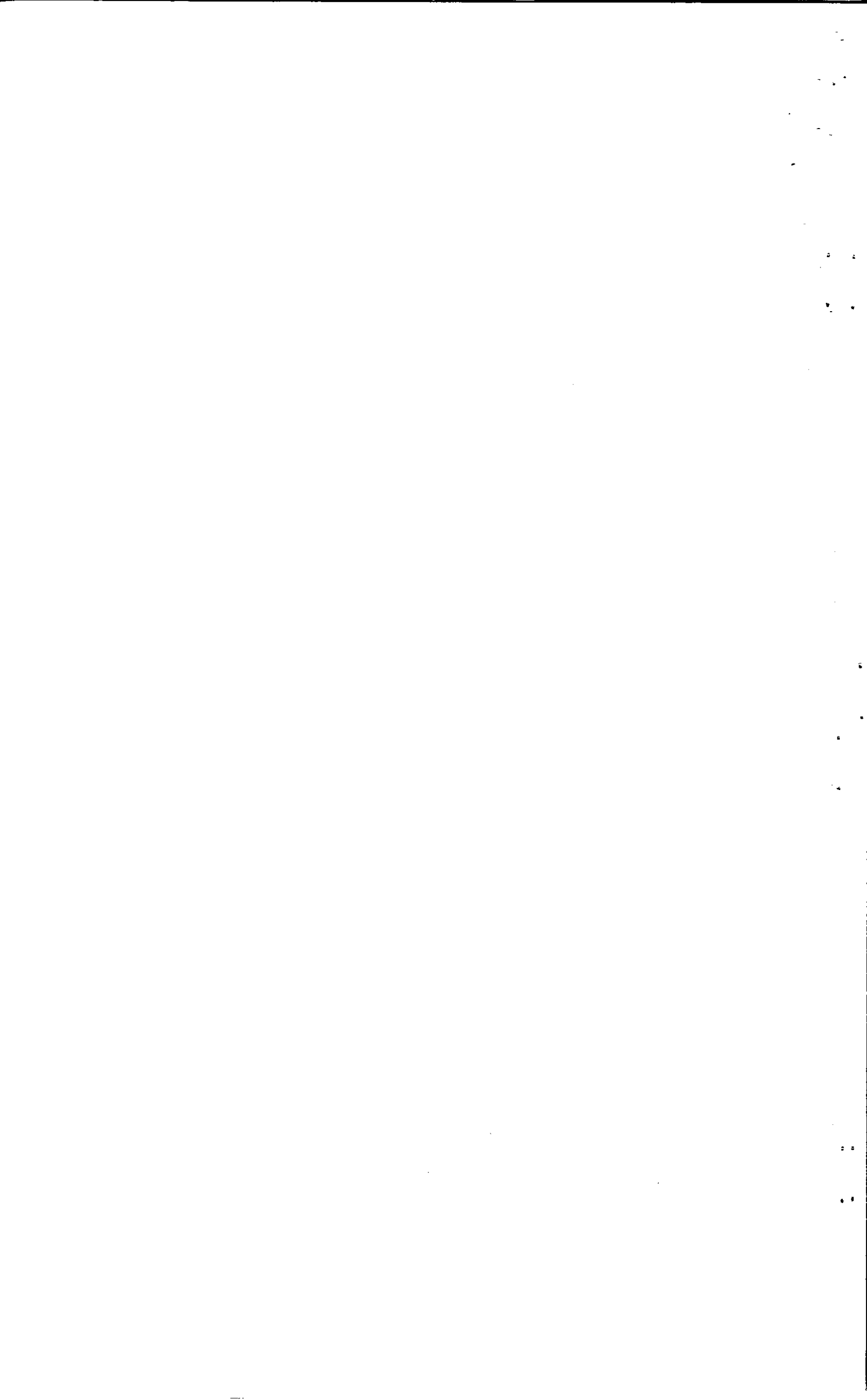
Department ID: [Blank] Mobile No. 9820767970
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-323-1032	0000527557202021	15/06/2020-11:52:29	IGR187	100.00
2	(S)-323-1032	0000527557202021	15/06/2020-11:52:29	IGR187	500.00
Total Defacement Amount					600.00



सगद
9683 / 2020
E2-E2

Print Date 15-06-2020 11:59:05
बदर-8
9032 9 90





D H C
Department of Registration & Stamps
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1406202001201	Receipt Date	15/06/2020
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Received from Bhagyshri R singh, Mobile number 9594673998, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered on Document No. 1032 dated 15/06/2020 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiipay	Payment Date	14/06/2020
Bank CIN	10004152020061400677	REF No.	202016675134863
Deface No	1406202001201D	Deface Date	15/06/2020

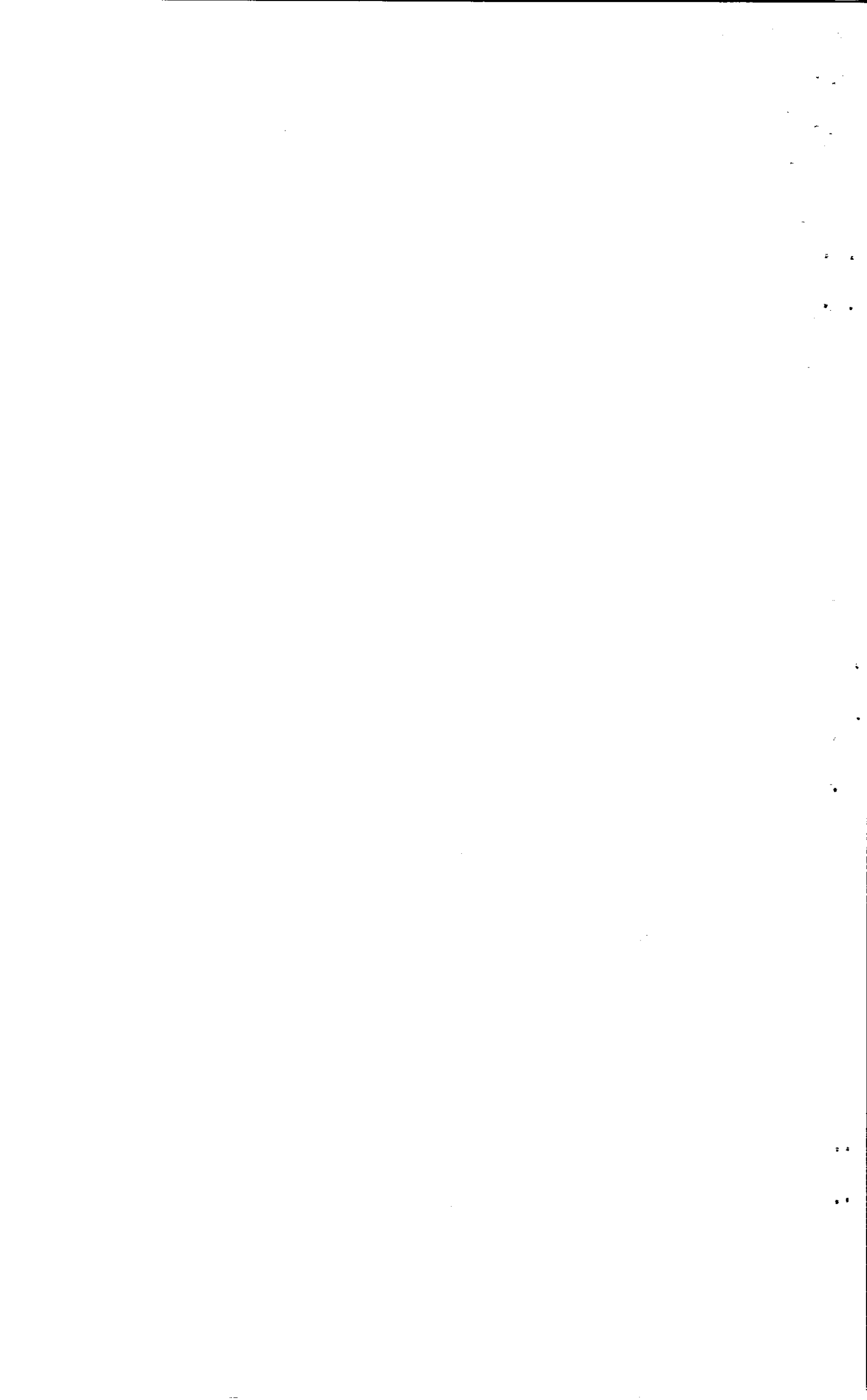
This is computer generated receipt, hence no signature is required.



संगद
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२०२०



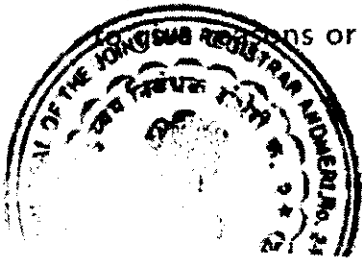
General Power of Attorney

KNOW ALL BY THESE PRESENTS THAT I, BHAGYASHRI R SINGH ("the Principal"), holder of AADHAR CARD number 7018 6990 3979 and residing at E-101 GOLDEN SQUARE CHSL, OFF CST ROAD, SUNDER NAGAR, KALINA NR MUMBAI UNIVERSITY, SANTACRUZ EAST, MUMBAI 400 098 do hereby make and appoint as my lawful attorney for me and in my place and in my stead RAJESH KUMAR SINGH ("the Attorney"), holder of AADHAR CARD number 4041 3241 4792 and residing at E-101 GOLDEN SQUARE CHSL, OFF CST ROAD, SUNDER NAGAR, KALINA NR MUMBAI UNIVERSITY, SANTACRUZ EAST, MUMBAI 400 098, empowering him/her to do all of the following and do hereby ratify and endorse all those things which my true and lawful attorney may do or cause to be done. I Mrs. Bhagyashri R Singh wife of Rajesh Kumar Singh do hereby nominate, constitute and appoint my husband Mr. Rajesh Kumar Singh to be our through lawful attorney and to do in my name and my behalf all or any of the followings deeds matter and things related that is to say:

1. Generally to exercise full control over any and all of my property including the rights to manage, control, operate, improve, transfer, sell, mortgage, lien, destroy and dispose of said property absolutely in any manner that the Attorney may in their absolute discretion see fit and without any obligation to give reasons or justification as if the said assets were the property of the Attorney absolutely on my behalf.

2. To receive, call upon, recover, collect and otherwise take the benefit of any and all income or capital benefit from any and all of my property including but not limited to trading income, passive income of any source, rental income, income from dividends, shares, income from employment, pensions, trusts, annuities, bequests, legacies and from any other property as if that income and capital were the property of the Attorney absolutely and without any obligation

or justification for their actions on my behalf.



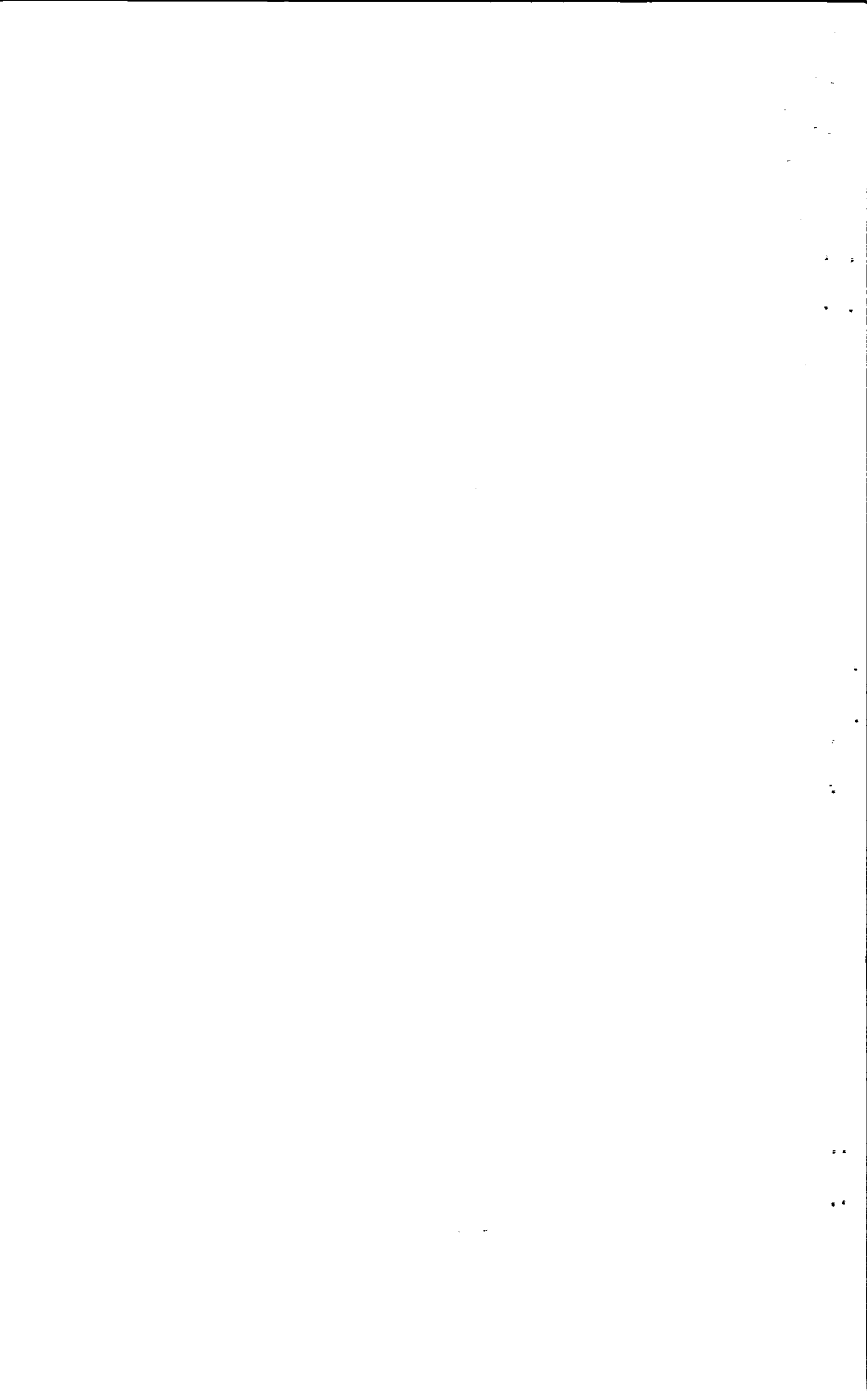
Rajesh

Singh

बदर-४		
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समाद
9683 / 2020
EX-P2



3. To agree, negotiate and make any agreement, promise or undertaking concerning my property with any third party whether written or not and on such terms and for such consideration as the Attorney may in their absolute discretion see fit.

4. To settle and make payment of any and all debts, taxes, charges, professional fees and other obligations or liabilities due to me whether by payment of cash or by the transfer, assignment or sale of my property on my behalf.

5. To sign and execute on my behalf any and all documents and formalities which the Attorney in their absolute discretion considers to be necessary to or conducive to the execution of any of the powers set out in this general power of attorney including but not limited to the executing and signing of deeds, contracts, agreements, leave & License agreements, declarations, mortgages.

6. To sue or bring other legal action on my behalf against any third-party for whatever reason the Attorney may in their absolute discretion see fit and to settle said legal action by any means the Attorney may see fit including the making and accepting of out of court settlements.

7. To appear in my name and in my stead before any competent court and legal or public authority including but not limited to all national and federal tax authorities.

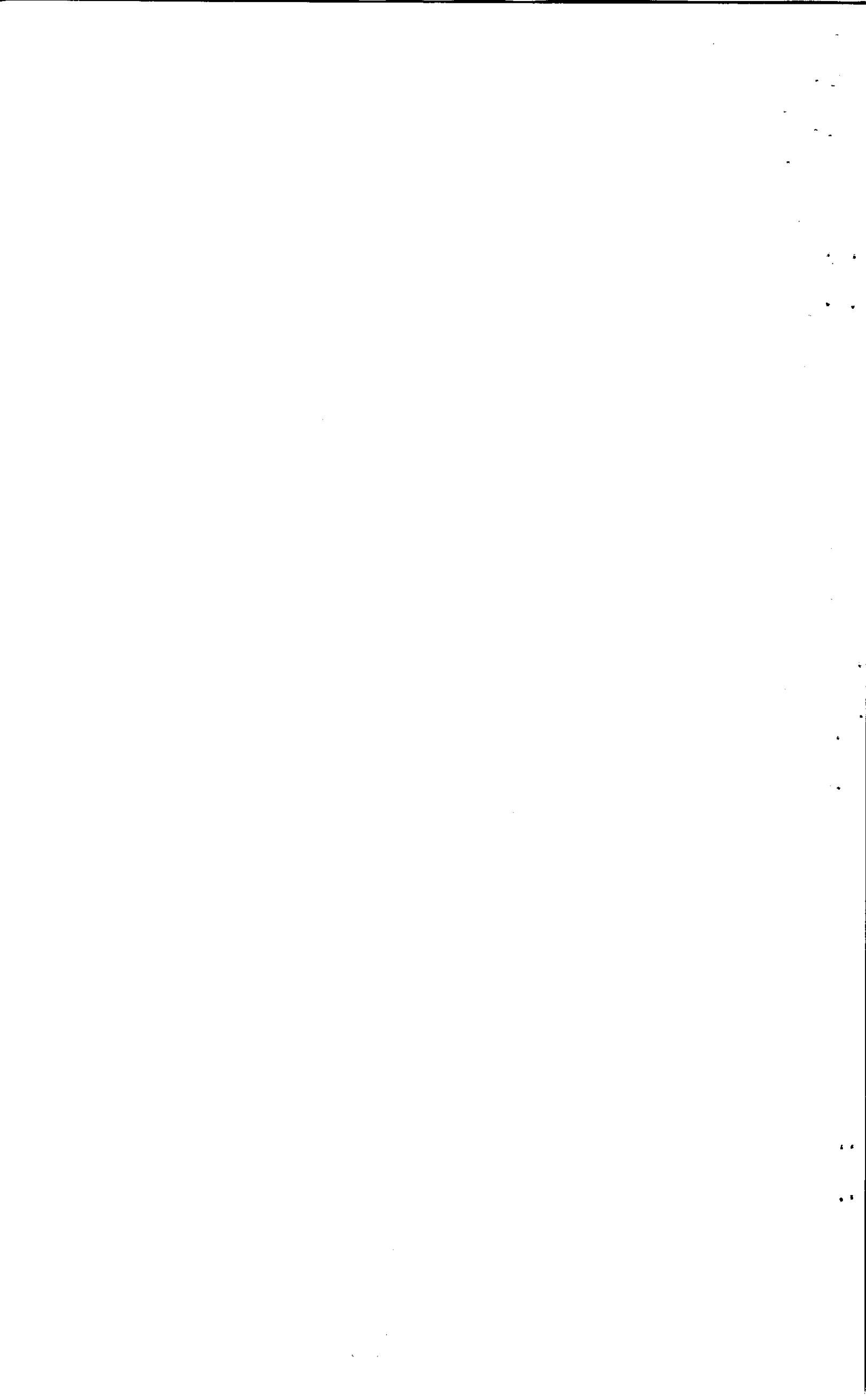
8. To do or undertake any other action which my Attorney may in their absolute discretion deem necessary or conducive to the exercise of the powers contained within this general power of attorney.

9. To admit and execute and sign the in respect of the said all documents and to appear before the Sub-Registrar of Assurances or the Registrar of Assurances having jurisdiction to register to pay the stamp duty & registration charges and to receive the receipt for the same and to complete the formalities of registration by doing all the necessary acts after the same is duly registered on my behalf.

बंदर-४	
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सगद
9683 / 2020
EY-22



This General Power of Attorney shall be effective from the date of its execution and shall remain in force indefinitely unless revoked.

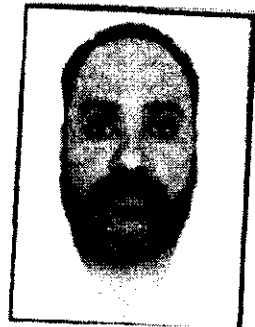
We, the undersigned witnesses, do hereby declare under penalty of perjury that we have witnessed the Principal whose name, identity and handwriting are known to us signing and executing this General Power of Attorney in our presence. Further we declare that we are not related to the Principal by blood nor by marriage nor by adoption nor are we involved in providing medical treatment to the Principal nor are we beneficiaries under the Principal's Last Will and Testament and that the Principal appears, in our best judgement, to be acting in sound mind, voluntarily and free from external influences, stress, duress and undue influence.

Signed this 15TH of JUNE, 2020 in the presence of two independent witnesses.

Principal



Bhagyashri R Singh



Rajesh K Singh

Executant

Attorney Holder

WITNESS

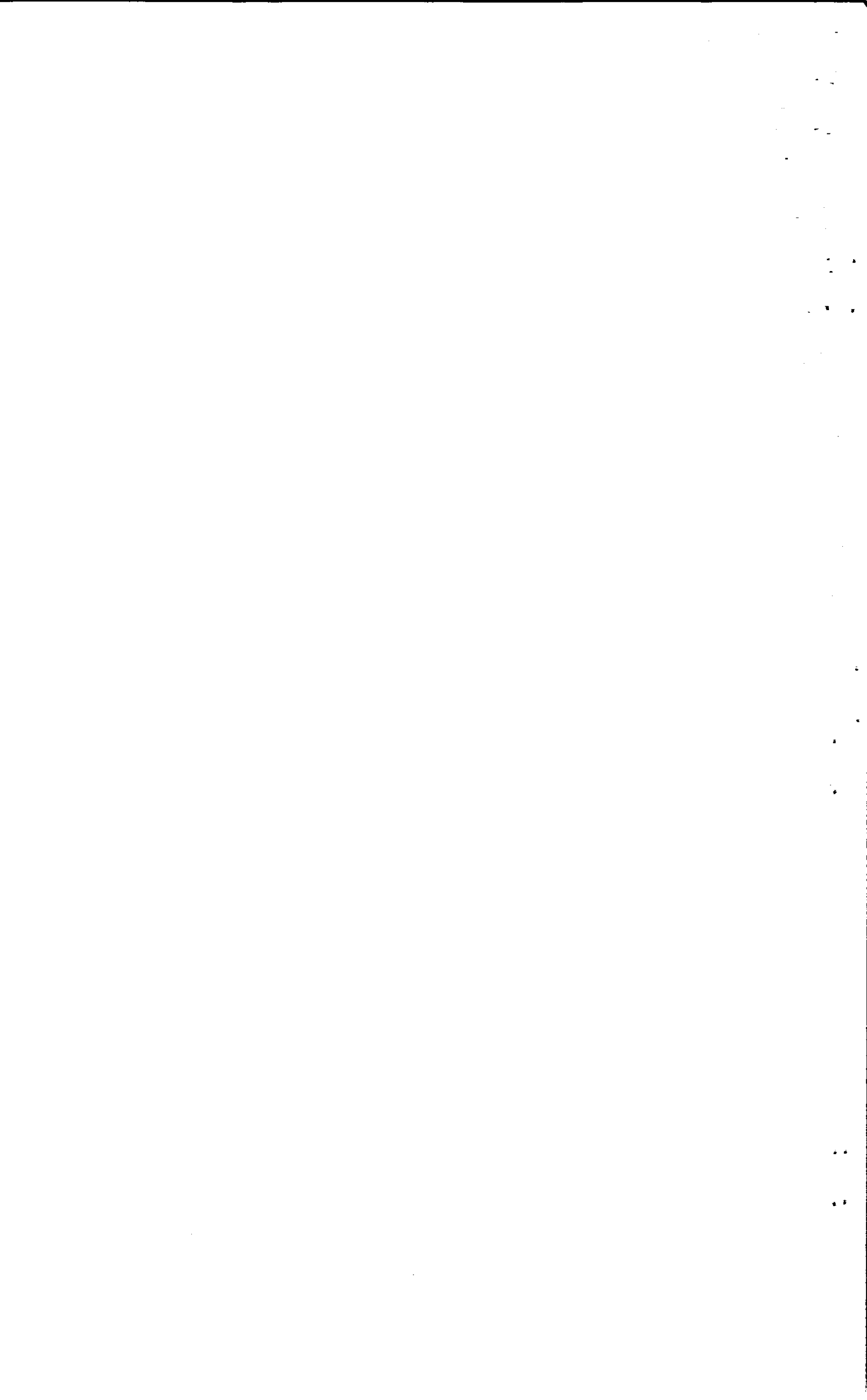
- 1.
- 2.



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9683 / 2020
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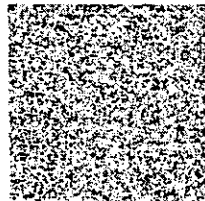
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 0636/10011/09822

To
 राजेश कुमार सिंह
 Rajesh Kumar Singh
 S/O: Raghawendra Prasad Singh
 GOLDEN GUILD / GOLDEN SQUARE FLAT NO.E-101,
 OFF C S T ROAD,
 SUNDER NAGAR, KALINA, SANTACRUZ (EAST),
 NEAR MUMBAI UNIVERSITY,
 Santacruz (East)
 Mumbai Maharashtra - 400055
 9820767970

Download Date: 27/05/2019

Generation Date: 07/09/2019



QR Code with Photo

आपका आधार क्रमांक / Your Aadhaar No. :

4041 3241 4792

VID : 91119 8474 3560 6461

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



राजेश कुमार सिंह
 Rajesh Kumar Singh
 जन्म तिथि/DOB: 05/09/1977
 पुरुष / MALE

4041 3241 4792

VID : 91119 8474 3560 6461

मेरा आधार, मेरी पहचान



[Handwritten Signature]

बंदर-४		
9032	६	90

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA



व्यक्तिगत संचयन खाते
 Permanent Account Number Card

AMYPS8179C

नाम / Name
RAJESH KUMAR SINGH

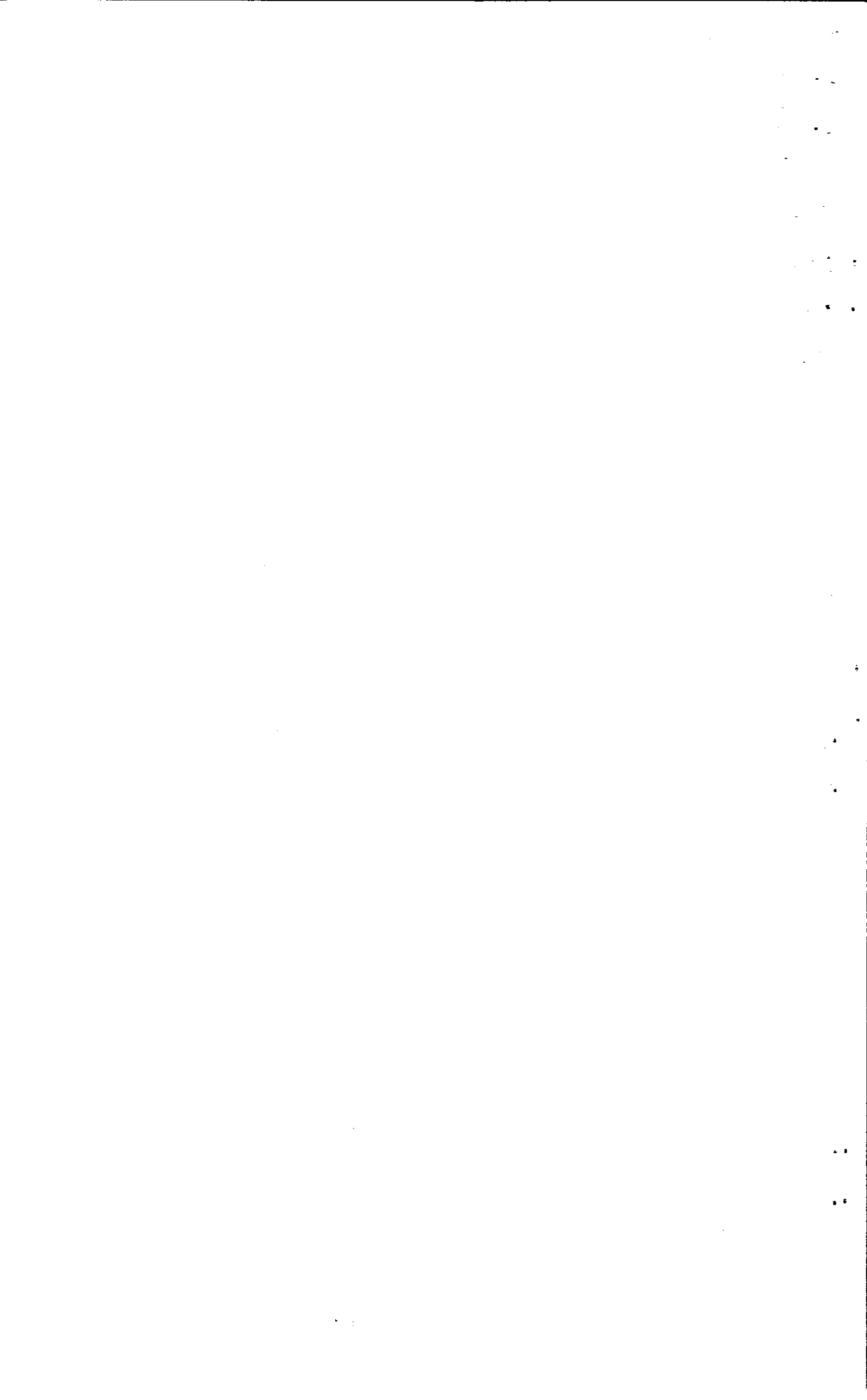
पिता का नाम / Father's Name
RAGHAWENDRA PRASAD SINGH

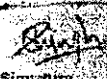

जन्म की तारीख / Date of Birth
05/09/1977

[Handwritten Signature]
 हस्ताक्षर / Sign Here



समाद
9683 / 2020
EB-e2



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 BHAGYASHRI RAJESH SINGH
 SUBHASH SHWAHARI GHONE
 20/09/1977
 Permanent Account Number
 AHTPG4560F
 Signature: 


Bhagyashri

भारत सरकार
 GOVT OF INDIA

 भाग्यश्री राजेश सिंह
 Bhagyashri Rajesh Singh
 जन्म तारीख/DOB: 20/09/1977
 महिला/ FEMALE
 7018 6990 3979
 VID : 9158 9288 1510 5484
 माझे आधार, माझी ओळख

Bhagyashri

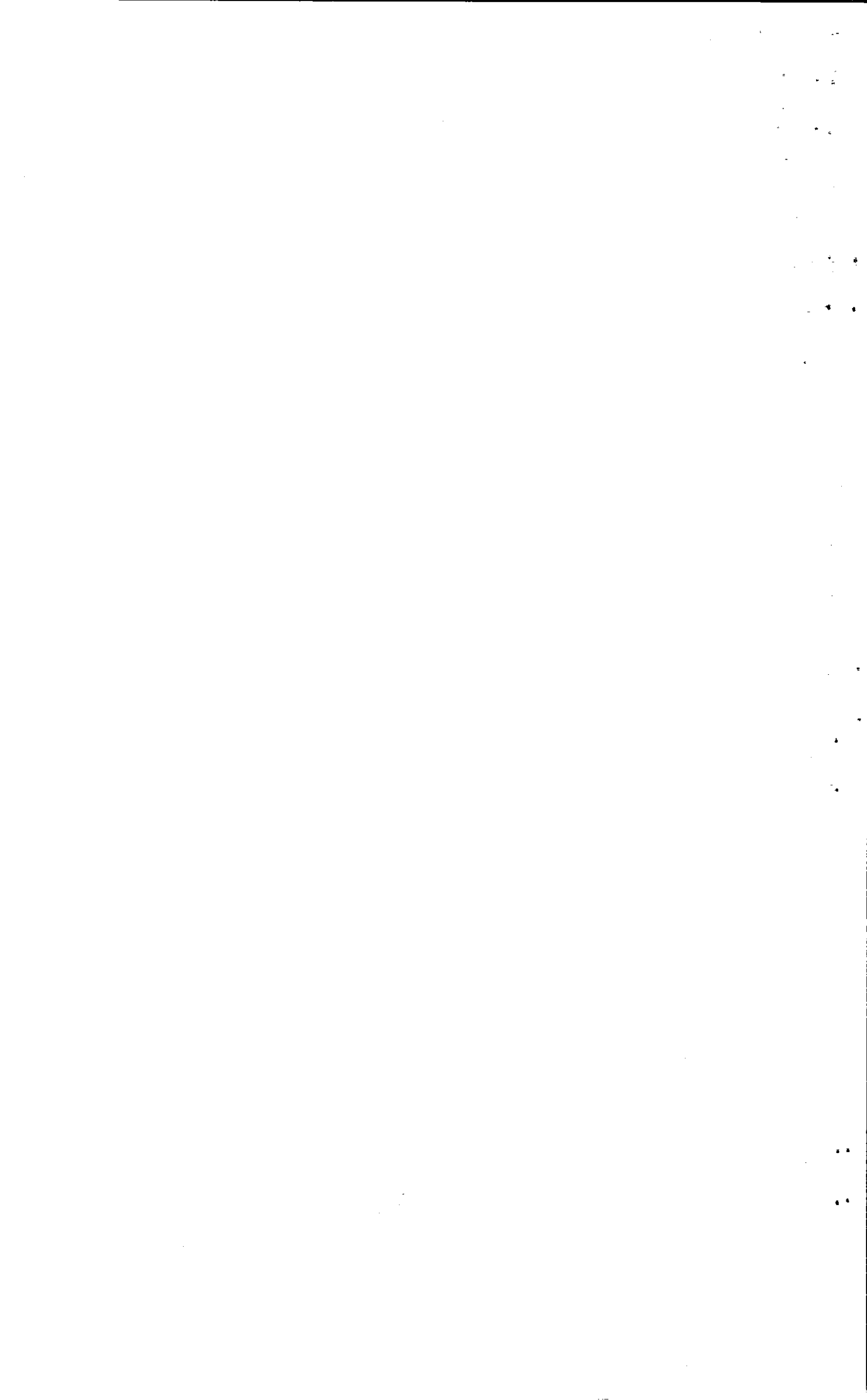


भारतीय रिजिस्ट्रार प्राधिकरण
 REGISTRAR GENERAL OF INDIA
 Address :
 W/O: राजेश सिंह, ई-101, गोल्डन स्क्वोर चसी, ऑफ सीटी रोड, कलिना, सुंदर नगर, सान्ताक्रुझ ईस्ट, मुंबई, महाराष्ट्र - 400098
 W/O: Rajesh Singh, E-101, Golden Square CHSI, Off CST Road, Kalina, Sundar Nagar, Santacruz East, Mumbai University, Mumbai, Mumbai, Maharashtra - 400098
 1947
 help@india.gov.in
 www.india.gov.in
 P.C. Des. No. 1547
 En-100/100-1547-001

बदर-४		
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सगद
9683 / 2020
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARESH DASHRATH CHAVAN

DASHRATH KESHAVRAO CHAVAN

29/09/1979

Permanent Account Number
ACXPC9904G

Paresh

Signature



616796232

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
Valid Till: 02-11-2022 (INT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV: DOI
MCWG: 12-03-2007

FORM 7
RULE 16 (2)

DOB: 03-11-1972 BG

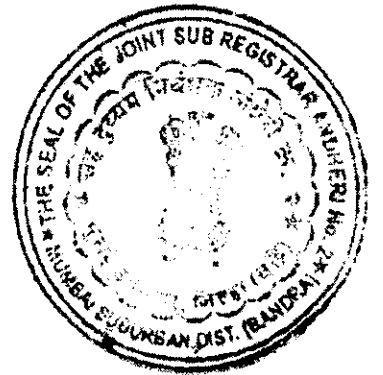
Name: PRAVIN GOTAD
S/O/W of VASANT GOTAD
Add: 71207, MHB COLONY, SUNDER NAGAR,
KALINA, SANTACRUZ (E),
MUMBAI.
PIN: 400098
Signature & ID of Issuing Authority: MHD2 280763

Signature/Thumb Impression of Holder

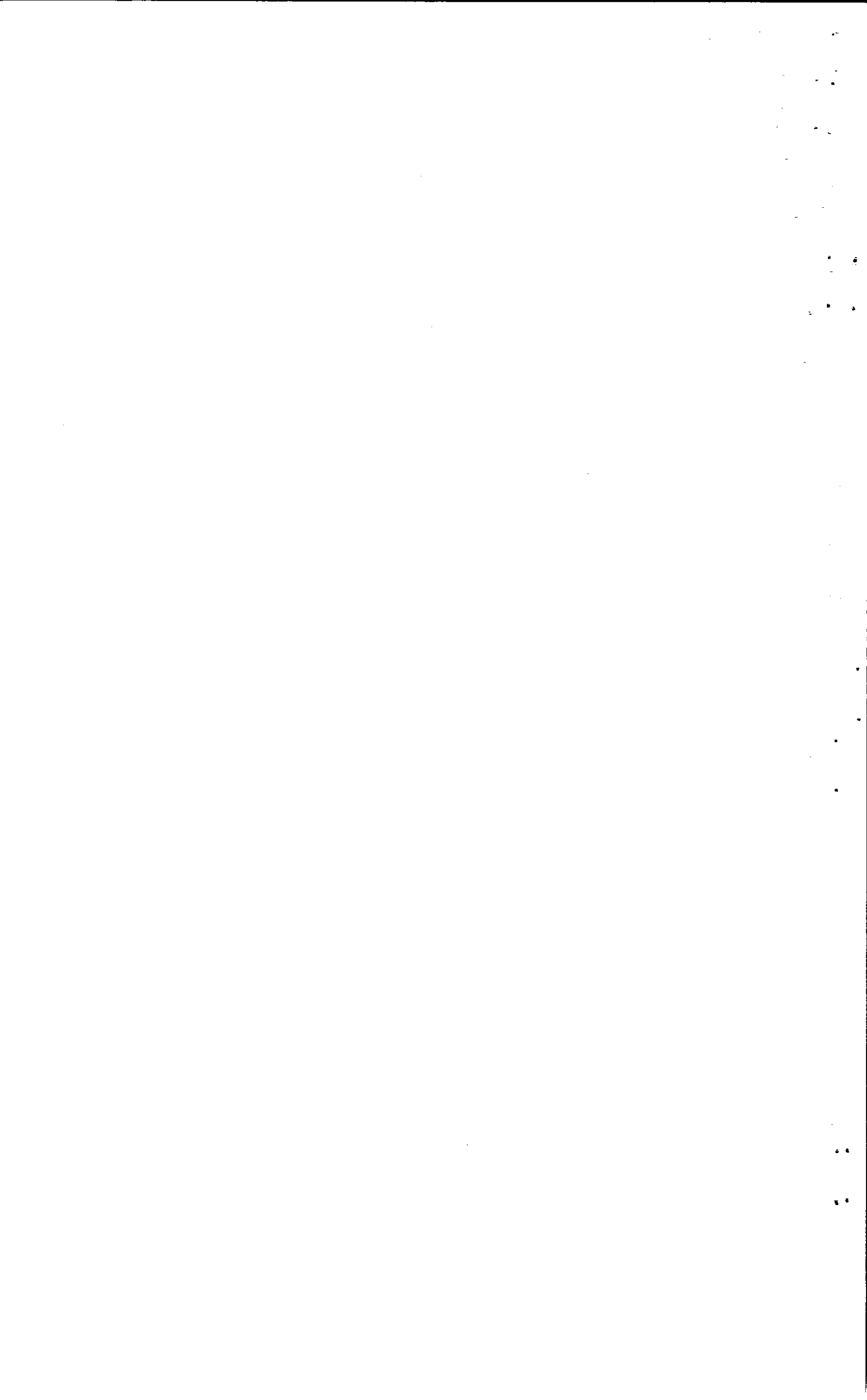
Pravin



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2020		



Summary I (GoshwaraBhag-1)

323/1032

सोमवार, 15 जून 2020 11:58 म.पू.

दस्त गोपवाग भाग-1

बदर 4

दस्त क्रमांक: 1032/2020

दस्त क्रमांक: बदर 4 /1032/2020

वाजार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरणम मूद्रांक शुल्क: रु.500/-

द. नि. सह. द. नि. बदर 4 यांचे कार्यालयाने

पावती: 1456

पावती दिनांक: 15/06/2020

अ. क्र. 1032 वर दि. 15-06-2020

सादरकरणाचा नाव: भाग्यश्री आर मिग

गेजी 11:50 म.पू. वा. इजर केला.

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 200.00

पुटांची संख्या: 10

मूकण: 300.00

Bingh

दस्त इजर करणाऱ्याची सही:

P. J. C.
सह. मुख्य निबंधक, अंधेरी क्र. 2,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखन्यासपत्र



P. J. C.
सह. मुख्य निबंधक, अंधेरी क्र. 2,
मुंबई उपनगर जिल्हा.

मूद्रांक शुल्क: a जेव्हा तो प्रतिकूलार्थ देण्यात आला तर अर्जात @ त्यामुळे कोणत्याही प्रकारचा मालमना विकण्याला प्राधान्य मिळविले जाऊ नये.

शिक्रा क्र. 1 15 / 06 / 2020 11 : 50 : 08 AM ची वेळ

शिक्रा क्र. 2 15 / 06 / 2020 11 : 51 : 23 AM ची वेळ: (फी)

बदर-४		
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प्रातिज्ञापत्र

हजर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या बरबुदीनुसार नोंदणीस सादल केलेला आहे. दस्तातील संपूर्ण बजकर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर मारीसहटी दस्त निष्पादक व कडुलीदारक हे संपूर्णपणे जबाबदार राहतील.

Bingh

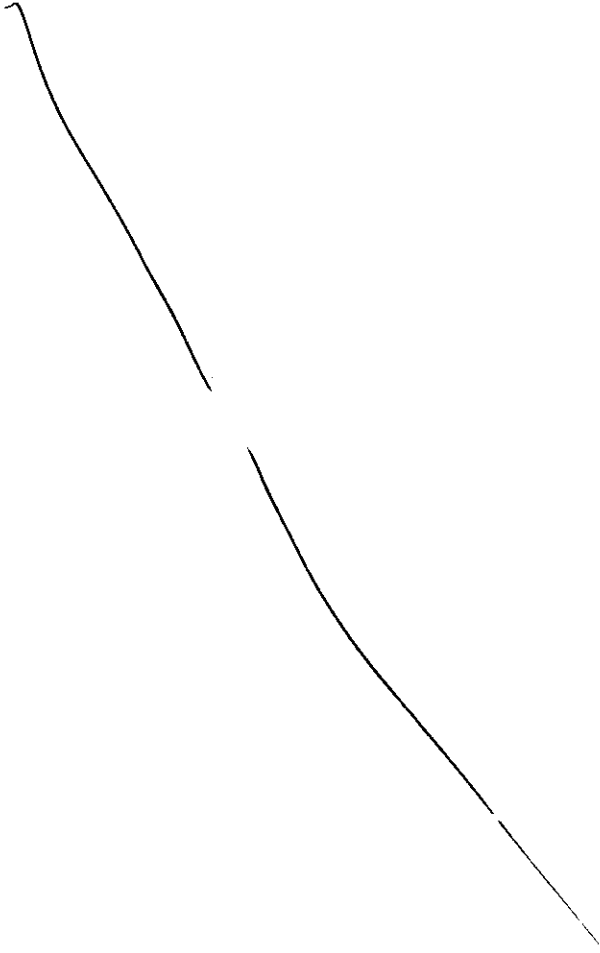
निष्ठा देणारे

लिहून घेणारे

Bingh



सगद
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Summary-2(दस्त गोषवारा भाग - २)



15/06/2020 11 58 40 AM

दस्त क्रमांक: बंदर-४/1032/2020

दस्तावाचा प्रकार: कुलसूचन्यासपत्र

दस्त गोषवारा भाग-2

बंदर-४

दस्त क्रमांक: 1032/2020

अनु क्र. पक्षकाराचा नाव व पत्ता

पक्षकाराचा प्रकार

दयाचित्र

अंगठ्याचा दगडा

1 नाव: भाग्यश्री आर. सिंग
पत्ता: 101, 1, सोल्दर स्क्यूअर सोसायटी, सोलाहळी पूर्व मुंबई,
मुंबई नगर, काठिना, विद्यानगरी, MAHARASHTRA,
MUMBAI, Non-Government.
पिन कोड: AHTPG4560F

कुलसूचन्यास दगडा
वय: -43
स्वाधारी -



2 नाव: राजेश कुमार सिंग
पत्ता: 101, 1, सोल्दर स्क्यूअर सोसायटी, सोलाहळी पूर्व मुंबई,
मुंबई नगर, काठिना, विद्यानगरी, MAHARASHTRA,
MUMBAI, Non-Government
पिन कोड: AMYPS8179C

पॉवर ऑफ अटॉर्नी
वय: -43
स्वाधारी -



Singh
Rajesh

मूळील दस्तगवारा करून देणार न्यायाधीश कुलसूचन्यासपत्र चा दस्त एवज करून दिव्याचे करवण करताना
शिकका क्र.3 ची वेळ: 15 / 06 / 2020 11 : 53 : 18 AM

नोंदणी -

व्यापील एमएम असे निवेदीन करताना की ते दस्तगवारा करून देणा-यांना व्यक्तीचा ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचा नाव व पत्ता

दयाचित्र

अंगठ्याचा दगडा

1 नाव: परश - सहाय
वय: 40
पत्ता: विठ्ठल घणसार पेटी
पिन कोड: 400098

Parash



2 नाव: परश - सोनाट
वय: 45
पत्ता: विठ्ठल घणसार पेटी
पिन कोड: 400098

Parash



शिकका क्र.4 ची वेळ: 15 / 06 / 2020 11 : 54 : 59 AM

शिकका क्र.5 ची वेळ: 15 / 06 / 2020 11 : 55 : 47 AM नोंदणी पुस्तक 4 मध्ये

सह. मुख्य निबंधक, अहमदनगर, -२,
मुंबई उपनगर जिल्हा.

बंदर-४		
9032	90	90
२०२०		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Bhagyashri Rajesh Singh	eChallan	69103332020061410193	MH001208266202021E	500.00	SD	0000527557202021	15/06/2020
2	Bhagyashri Rajesh Singh	eChallan		MH001208266202021E	100	RF	0000527557202021	15/06/2020
3		DHC		1406202001201	200	RF	1406202001201D	15/06/2020

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

1032 / 2020

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2. Get print immediately after registration

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प्रमाणित करणयात येते की, या दस्तामळे एकूण 90 पाने आहेत, पुस्तक क्र. 9032/बंदर-४/क्रमांक 9032/२०२० वर नोंदला, दिनांक १५/०६/२०२०



सगद
9083 / 2020
62-22



9683 / 2020
63-22

1/1/2020

2020

REGISTRATION OF COMPANIES ACT, 1956

(1) Name of the company: **...**

(2) Date of incorporation: **...**

(3) Registered office: **...**

(4) Principal business: **...**

(5) Nature of business: **...**

(6) Particulars of shares: **...**

(7) Particulars of debentures: **...**

(8) Particulars of loans: **...**

(9) Particulars of investments: **...**

(10) Particulars of assets: **...**

(11) Particulars of liabilities: **...**

(12) Particulars of other matters: **...**

(1) Name of the company: **...**

(2) Date of incorporation: **...**

(3) Registered office: **...**

(4) Principal business: **...**

(5) Nature of business: **...**

(6) Particulars of shares: **...**

(7) Particulars of debentures: **...**

(8) Particulars of loans: **...**

(9) Particulars of investments: **...**

(10) Particulars of assets: **...**

(11) Particulars of liabilities: **...**

(12) Particulars of other matters: **...**

(1) Name of the company: **...**

(2) Date of incorporation: **...**

(3) Registered office: **...**

(4) Principal business: **...**

(5) Nature of business: **...**

(6) Particulars of shares: **...**

(7) Particulars of debentures: **...**

(8) Particulars of loans: **...**

(9) Particulars of investments: **...**

(10) Particulars of assets: **...**

(11) Particulars of liabilities: **...**

(12) Particulars of other matters: **...**



संगद
9683 / 2020
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06/06/2013

सूची क्र.2

दुग्धम निर्देशक : इ.नि. राहापुर

संज्ञक संख्या : 3448/2013

गोपनी

Page 63m

संज्ञक संख्या : 1) आंबिचली (तर्फे दहीगाव)

(1) शिबेबाबा बहार	अभिहस्तागतपत्र
(2) मोबदला	1400000
(3) आकारकार (पारिपट्टबाबा बाबडितपट्टबाबा आकारणी देतो की पट्टेबाप ही मनुष्य करणे)	1078390
(4) दू-बापण, पोटहिस्ता व बळगोळ (अपभार)	1) आंबिचली भाव: शके 1947 वर्षी, इतर बाबिती: शके आंबिचली, दहाडीबाबा बाबडितप, वा. राहापुर, नि. जारे देवीपुत्र शकवर्षीय सं. 409 सं. 3-60-0 पु. सं. 3. आकार सं. 208 वा 1 की शिबी सं. 3. (1.6-0) (GAT NUMBER: 409 :)
(5) वेपण	1) 3.16 इतर - आर
(6) आकारणी किंवा सुटी देण्यात येत तेव्हा	
(7) बदलपत्र करण देणा-बा/शिबुन देणा-बा पत्रकाराने नाव किंवा शिबारी न्यायालय बाबा इतराबाबा किंवा असेना असायबा, प्रतिबाबिने नाव व पत्र.	<p>1) भाव-शिबुन, शिबुन देणा सं. 50; दहा-बाबिती सं. 3/303, भाबा सं. शिबुन भाबा, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400080 सं. सं.</p> <p>2) भाव-शिबुन, शिबुन देणा सं. 52; दहा-बाबिती सं. 3/303, भाबा सं. शिबुन भाबा, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400080 सं. सं. 3488M0426D</p> <p>3) भाव-शिबुन, शिबुन देणा सं. 78; दहा-बाबिती सं. 3/303, भाबा सं. शिबुन भाबा, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400080 सं. सं.</p> <p>4) भाव-शिबुन, शिबुन देणा सं. 54; दहा-बाबिती सं. 2, भाबा सं. , दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400080 सं. सं.</p> <p>5) भाव-शिबुन, शिबुन देणा सं. 48; दहा-बाबिती सं. 3/1/1/1, भाबा सं. , दहाडीबा भाव: शिबुन भाबा, शिबुन देणा सं. शिबुन देणा, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400052 सं. सं.</p> <p>6) भाव-शिबुन, शिबुन देणा सं. 31; दहा-बाबिती सं. 43/2, भाबा सं. , दहाडीबा भाव: शिबुन भाव, शिबुन देणा सं. शिबुन देणा, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400058 सं. सं. ALPPM5726P</p> <p>7) भाव-शिबुन, शिबुन देणा सं. 35; दहा-बाबिती सं. 101, भाबा सं. शिबुन भाव, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400088 सं. सं. AMYPSM79C</p> <p>8) भाव-शिबुन, शिबुन देणा सं. 35; दहा-बाबिती सं. 501, भाबा सं. शिबुन भाव, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-421201 सं. सं. 2488M0426A</p> <p>9) भाव-शिबुन, शिबुन देणा सं. 30; दहा-बाबिती सं. 10/14, भाबा सं. शिबुन भाव, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-400072 सं. सं. 3488M0426C</p> <p>10) भाव-शिबुन, शिबुन देणा सं. 44; दहा-बाबिती सं. 302, भाबा सं. शिबुन भाव, दहाडीबा भाव: शके 1947 वर्षी, आकार सं. सुपुं व, सुपुं, रीक सं. वेपणी रीक, म्हापात्र, सुपुं, पिन कोड-401202 सं. सं. BEOPR7570G</p>

(Sarit) 0



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Handwritten registration details including the number 9683/2020 and a signature.



The Chembur Nagarik Sahakari Bank Ltd.

Regd. Office : 101-103, Rudresh Commercial Complex,
19th Road, Near Dr. Ambedkar Garden,
Chembur, Mumbai - 400 071.

Date: ~~22.02.2020~~ 22.02.2020
Tel: 2527 6105, 2529 3929
Telefax : 2527 6108
ao@cnsbank.com

CNSB/AO/Credit/MBA/ 43 /2020-21

Ref. No. :

Date: Cosmos Co-op Bank Ltd.,
Mumbai Regional Office,
36/A, Maru Niketan, 1st, Floor,
D.L.Vaidya Road, Dadar(West),
Mumbai - 400028.

Dear Sir,

PRIVATE & CONFIDENTIAL
M/S Bliss Dairy Fresh Pvt. Ltd.
Consent For Second Charge and NOC

This is with reference to your letter No. COS/MRO-BI/303/2019-20 dt.20.02.2020 and further to our reply letter No.CNSB/AO/Credit/DGM/10/2020-21 dt.15.04.2020.

We hereby give our Consent/NOC to create your second charge on the properties mortgaged to us by M/S Bliss Dairy Fresh P. Ltd. viz.

(a) Dairy unit at Gut No.409, Village - Ambivali, (via Dahigaon), Taluka - Shahapur, District - Thane - Area - 3.16 hectare - 9.5 acres - owner Shri Rajesh Raghuvendra Prasad Singh, Mr. Prashant Balkrishna Pawar and Shri Keshav Manu Mishra, Shri Shankar Anantrao Pawar. With Plant & Machinerics - 3.16 hectares - 9.50 acres - 36000 S.Mtrs. Value Rs.462.00 lakhs dt.20.09.2019 M/S Diwanjee & Associates

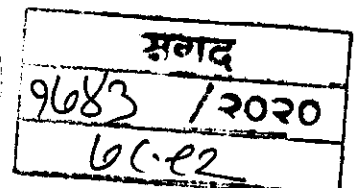
(b) 1st, Floor, E wing; Golden Square CHS Ltd., CTS No.5612, 5613, 5616,5610 (P), Village - Kole Kalyan, Off. CST Road, Sunder Nagar, Kalina, Santacruz (East), Mumbai - 400098 - owned in the names of Shri Rajesh Kumar Singh and Mrs. Bhagyashree Rajesh Singh. - 850 Sq. Ft. Value Rs.282.00 lakhs Value Dt.20.09.2019 M/S Diwanjee & Associates.

In this regard, we may state that you have already given your consent / Noc of our Second Charge on following properties mortgaged to your Bank :-

- 1) Gut No.1148/2 - 1 hectare - construction of dairy unit admesuring 2062.12 Sq. Mtrs - at Mouje - Kashti, Talulka Shri Gonda, District - Ahemednagar. Total Consideration Rs.832.00 lakhs for land and bldg. as per Registered Sale Deed dt.12.03.2020. The security value as per Valuation Report of Vastukala Consultant (I) P. Ltd. dt. 12.12.2019 is Rs.1231.41 lakhs.

Kindly arrange to send us copies of following documents to enable us to complete the formalities of Second Charge :-

- i) Registered Mortgage Deed of your Bank as and when executed alongwith copy of Index II
- ii) Your specific NOC / Consent for Second Charge by The Chembur Nagarik Sahakari Bank Ltd. on above properties.
- iii) Copies of legal opinion, valuation report obtained of the said property. The borrowers have submitted copies of registered sale deed dt.12.03.2020 and copy of MOU dt.31.01.2019 and Agreement to Execute Mortgage dt.19.03.2020



EXECUTE MORTGAGE dt. 19.05.2020

With Kind Regards,

(V.H.Patil)

Recd
Kulkarny
22/05/2020



General Manager.

BRANCHES : • Chembur (Main Branch) 2528 8970 • Cheeta Camp : 2550 8386 • Chunabhatti : 2405 1464 • Mahul : 2554 1050 / 2554 7286
• Govandi: 2555 1288 / 2555 7407 • Koparkhairane : 2755 2391 / 2754 6595 • Ghatkopar : 2102 0571 • Mankhurd : 2557 2324
• Bhandup : 2596 4641 • Pratiksha Nagar : 2403 1465 • Kharghar : 2774 7741 • Vikhroli : 2577 1046 • Panvel : 2745 0024
• Thane : 2580 2227 • Ramabai Nagar : 8655556456 • Ghatkopar (W) : 2510 6501/02 • Badlapur (E) : 7588174802 / 9975537600



संगद
9683 / 2020
6222

Sai Krupa

e-mail: saikrupa@rediffmail.com



Dairy Pvt. Ltd. Kashi, Tal. Shrigonda, Dist. Ahmednagar

☎ - Kashi (02487) 231354, 231854, Fax 231833; ☎ - Pune (020) 24262834, 24269800
Date: 11/01/20

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE SAI KRUPA DAIRY PRIVATE LIMITED AT THE REGISTERED OFFICE OF THE COMPANY AT ON 11 JAN 2020.

M/s. Salkrupa Dairy Pvt. Ltd. Borad has decided to sell the Salkrupa Business including brand, Plant & Machinery and Land & Building to Elfas Dairy Fresh Pvt. Ltd.

Also the borad is authorising Mr. Sajan Sadashiv Pachpute to close the deal and sign all the paper on behalf of M/s Salkrupa Dairy Pvt. Ltd.

Certified to Be true

For and on behalf of

Mr. Sudarshan Sadashiv Pachpute

Sudarshan
Director

- 1) Sajan S. Pachpute
- 2) Sudarshani Pachpute
- 3) N.H. M. Murali
- 4) Ashok B. Bhargade
- 5) Dattatraya G. Kulkarni
- 6) Jai. Marathe A. Dhokhande

- 1) *S.P. Singh*
- 2) *Sudarshan*
- 3) *Q. Murali*
- 4) *Bhargade MB*
- 5) *S. Dattatraya Kulkarni*
- 6) *S. Jai. Marathe A. Dhokhande*



सगद
96/3 / 2020
CO-e2

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समाप्त
१७/०३/२०२०
८१-८२



19/06/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. श्रीगोंदा

दस्त क्रमांक : 1742/2020

नोंदणी :

Regn.63m

गावाचे नाव : काशी

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	83200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	83200000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अहमदनगर z.p. इतर वर्णन : , इतर माहिती: साठेखतावरून कायम खरेदीखत मौजे काशी येथील डेअरीचे- गट नं. 1148/2 क्षेत्र 1 हे. 00 आर यापैकी सदाशिव भिकाजी पाचपुते साईकृपा डेअरी प्रा.लि. काशीचे 0 हे. 97 आर,आकार 2 रु. 91 पैसे,क्षेत्र आहे ते संपूर्ण क्षेत्र तुम्हांस कायम खरेदी दिले आहे. यात सुमारे 2062-12 चौ.मी. मध्ये दुग्ध डेअरीचे बांधकाम केलेले युनिट आहे त्यासह काहीएक राखून न ठेवता दिले आहे.तसेच याचा ग्रा.पं.मि.नं. 1702 आहे. सदर मिळकतीचे साठेखत दस्त नं. 1206/2020 दिनांक 20/03/2020 अन्वये नोंदविलेला असून मु.शु. व नो.फि भरलेली 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:-चे.सदाशिव भिकाजी पाचपुते साईकृपा डेअरी प्रा.लि.काशी वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.काशी ता.श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं: - 2): नाव:-सुनंदा सदाशिव पाचपुते वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.काशी ता.श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं:-AMIPP6108Q 3): नाव:-दत्तात्रय भिकाजी पाचपुते वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.काशी ता.श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं:-AMMPP0420D 4): नाव:-साईकृपा डेअरी फ्रेश प्रा.लि.चे चेअरमन साजन सदाशिव पाचपुते वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.काशी ता.श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं:-BEHPP9698R 5): नाव:-साईकृपा डेअरी फ्रेश प्रा.लि.चे चेअरमन साजन सदाशिव पाचपुते-मान्यता देणार वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.काशी ता.श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पिन कोड:-414701 पॅन नं:-BEHPP9698R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्लिस डेअरी फ्रेश प्रा. लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.101 बिल्डींग गोल्डन गार्ड ई गोल्डन स्केअर सुंदरनगर साताक्रुझ मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AMYPSS8179C
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2020
(10) दस्त नोंदणी केल्याचा दिनांक	19/06/2020
(11) अनुक्रमांक, खंड व पृष्ठ	1742/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

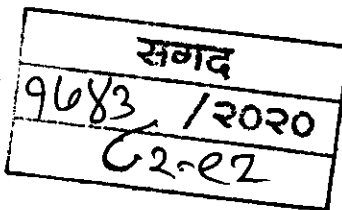
मुद्रांक शुल्क आकारताना निवडलेला

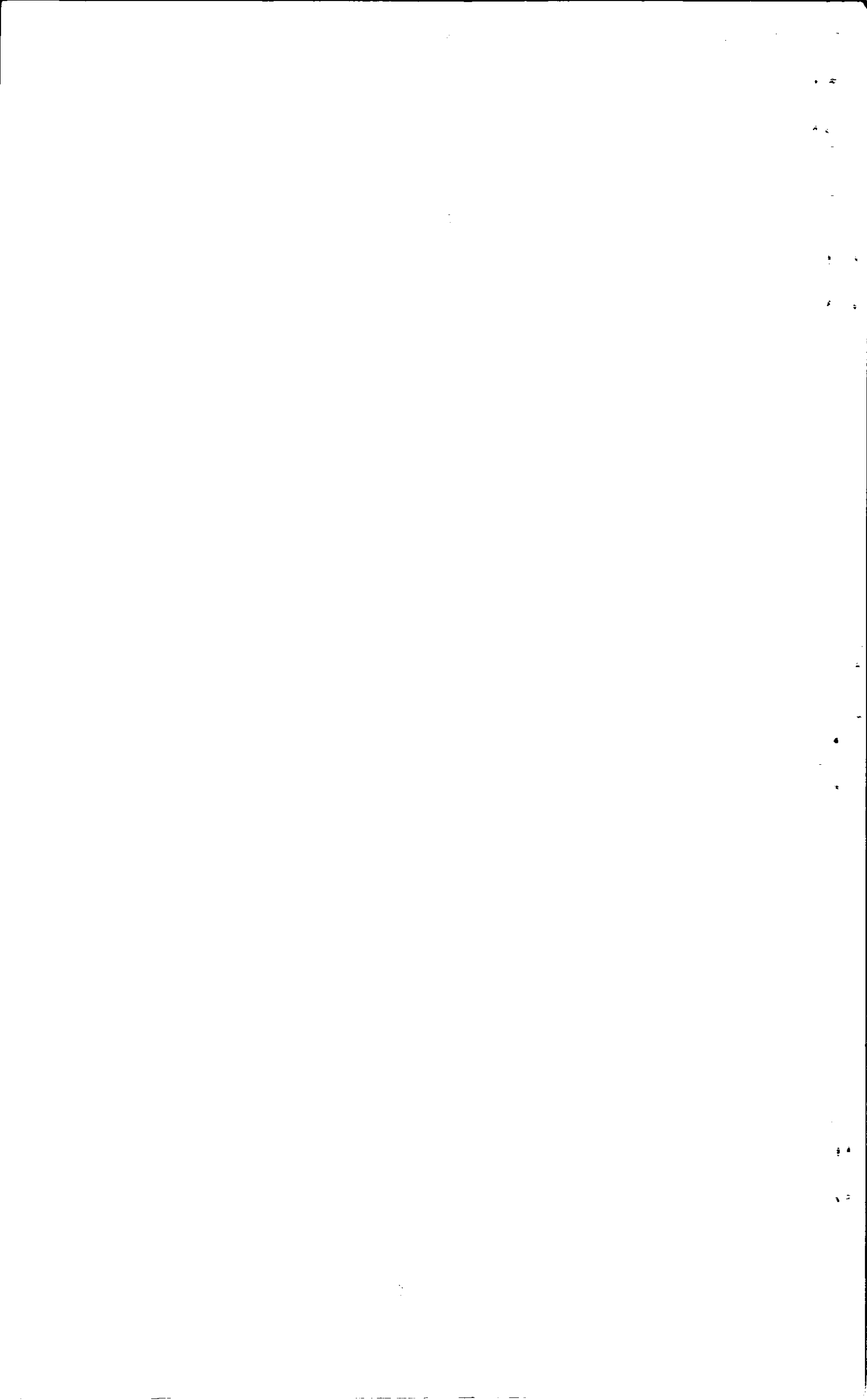
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

अनुच्छेद :- :



अस्सल बरहकूम नकल

दुय्यम निबंधक त्रेणी-१
श्रीगोंदा



अहवाल दिनांक : 20/03/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ 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	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्राचे स्थानिक नाव :-							
क्षेत्र एकक	हे.आर.चौ.मी	श्री.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
तरती	-	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						यूनियन 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
							यूनियन बँक र.रु.12,50,000-
							सदाशिव,निर्मानकमार (9859)
							बोजा - राष्ट्रीयकृत बँक गहाण
							यूनियन 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 नोंदवह्या

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

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

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव					जल सिंचित	अजल सिंचित
(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 १५/- रुपये मिळाले."

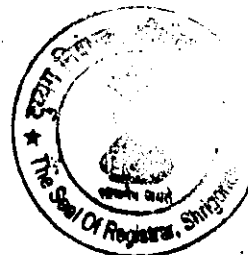
दिनांक :- 02/06/2020

सांकेतिक क्रमांक :- 2726001203333600006202019

(नाव :- अतुल प्रल्हाद सुपेकर)

तलाठी साईती :- काष्टीतः श्रीगोंदा जि :- अहमदनगर

सहाय्यी
काष्टी/सगर्बा कुमाला



सगद
१७४३ / २०२०
C3-e2

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMYPS8179C

नाम / Name
RAJESH KUMAR SINGH

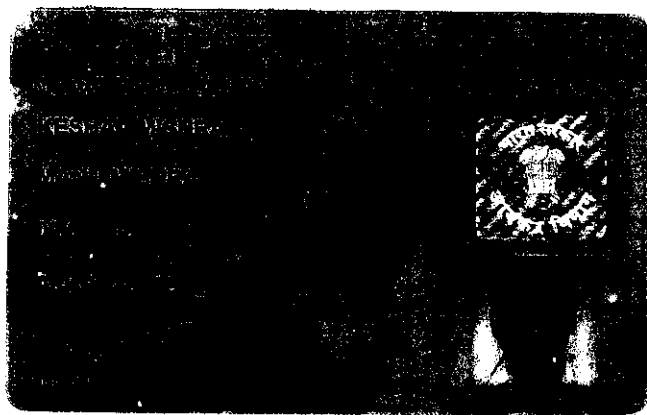
पिता का नाम / Father's Name
RAGHAWENDRA PRASAD SINGH

जन्म की तारीख /
05/09/1977

हस्ताक्षर / Signature



30082018



केशव मिश्रा
Keshav Mishra
जन्म तारीख / DOB : 02/01/1983
पुल्लिंगी / MALE

3195 3127 0962



व्यक्तिगत पहचान प्राधिकरण
GOVT. OF INDIA

पता:
S/O: मनु मिश्रा, डी-614,
पैराडाइस, रहेजा विहार, ऑफ
चण्डीवली फार्म रोड, चण्डीवली
स्टुडियो जयक, अंधेरी ईस्ट, मुंबई,
मुंबई, महाराष्ट्र, 400072

Address:
S/O: Manu Mishra, D-614,
Paradise, Raheja Vihar, Off
Chandivali Farm Road, Near
Chandivali Studio, Andheri East,
Mumbai, Mumbai, Maharashtra,
400072



1947
1800 300 1947

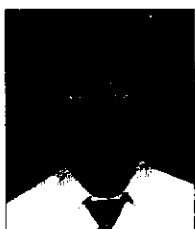
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आधार - सामान्य माणसाचा अधिकार

COSMOS BANK
THE COSMOS CO-OP BANK LTD. (Multi State Scheduled Bank)



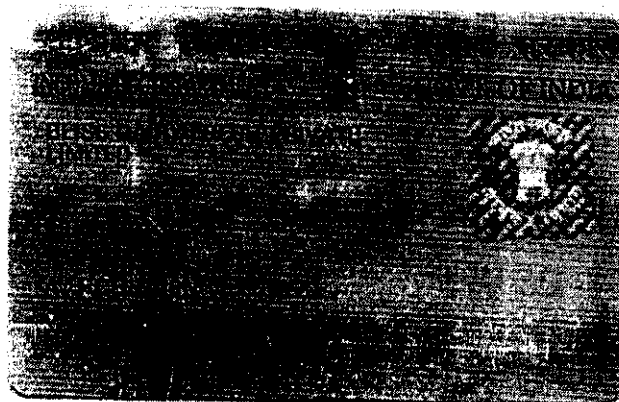
SHIVAJI J. LAGAD

Employee ID : 4403

Emer. Contact No.: 9823616364

Blood Group : O+ve

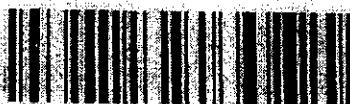
Managing Director



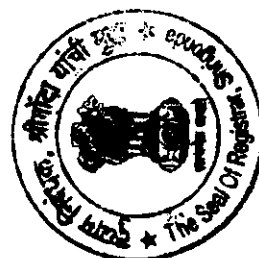
भारत सरकार
GOVERNMENT OF INDIA

प्रशांत बालकृष्ण पवार
Prashant Balkrishna Pawar
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male

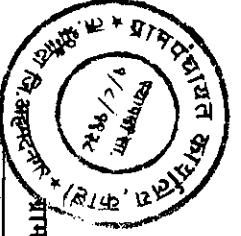
6748 6951 7696



समाद
9683 / 2020
CX-R2



आम आदमी का अधिकार



नमुना ८ नियम

पल नंबर : 2

सन. २०१९-२०२० ते २०२०-२०२१ साठी कर आकारणी नोंदवही

ग्रामपंचायत : काही

तालुका : श्रीगोंदे

जिल्हा : अहमदनगर

वॉर्ड क्रमांक.

अ.क्र. रस्त्याचे कोष्टी. नाव/ग ल्लीचे नाव	गट क्र./प्लॉट क्र./नं. भूख	मालम जा क्रमांक	मालकाचे (धारण करणाऱ्याचे) नाव	श्रीगणेश नाव	मालमतेचे वर्णन	मिळकत नाशकामा चे वर्ग/मिळ कतीचे वर्णन (वर्णनसं.)	क्षेत्रफळ ३६०० मी. प्रती चौ.मी. (चौ.फु.)	रेडीकरण दर			धसा रा दर	६. कापरा गुलार क्र	भाडव ली मूल्य दर	करा चा दर	वार्षिक कराची रकम (रुपयात)		आपीलाचे निकाल व त्यावर केलेले कारभार	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेरा								
								१	१०	११					१२	१३			१४	१५	१६	१७				
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 करआकारणीचा आहे. सदरच्या उताऱ्यावरून खरेदी विक्रीचा व्यवहार झालेस त्यास ग्रामपंचायत जबाबदार राहणार नाही. शासन परिपत्रक क्र. VITMR६०३/प्र.क्र.२०६८/प्र.रा.४ दि २० नोव्हेंबर २००३ नुसार ग्रामीण भागातील घराची नोंदणी पती-पत्नी यांच्या संयुक्त नावे करण्याबाबत निर्देशित करण्यात आलेले आहे.

जावक क्रमांक-५५८५०१३०७७

येणे प्रमाणे उतारा दिला असे दिनांक- 17/06/2020



Handwritten signature

ग्रामविकास अधिकारी
ग्रामपंचायत काही
ता. श्रीगोंदा जि. अहमदनगर



सगद
9683 / 2020
CY-82



सन. २०१९-२०२० ते २०२०-२०२१ साठी कर आकारणी नोंदवही

ग्रामपंचायत : काष्टी

तालुका : श्रीगोंदे

जिल्हा : अहमदनगर

वॉर्ड क्रमांक : काष्टी

अ.क्र.	रस्ताचे नाव/मालकीचे नाव	गट क्र. भूमि नं./भूमि क्र.	मालकाचा क्रमांक	मालकाचे (धारण करणाऱ्याचे) नाव	भोगवटा करणाऱ्याचे नाव	मालमतेचे वर्णन	मिळकत बांधकाम क्षेत्रफळ चौ.मी./ (चौ.फू.)	रेडीकनर दर प्रती चौ.मी.		घसा रा दर	इ. उ. भारता मूल्य	भांडव ली मूल्य	करा चा दर	वार्षिक कराची रक्कम (रुपयात)			आपिलाचे निकाल व त्यावर केलेले फेरफार				नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेरा					
								प्रथम	द्वितीय					इमारत कर	दिवान्दारी कर	आरोप्यवर्गीय कर	एकूण कर	समारत कर	दिवान्दारी कर	आरोप्य कर		पावतीपट्टी	एकूण			
१	२०० गावठा ण रस्ता	३	४	५	६	७	८	१०	११	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७		
२००	गावठा ण रस्ता		१७०२	साईकृपा डेअरी प्राय. लि. काष्टी	साईकृपा डेअरी प्राय. लि. काष्टी	आर. सी. सी. पद्धतीचे २००० द. उ. ३०' पु. प. २५' = ७५० चौ. फूट आर. सी. सी. इमारत इमारत क्रमांक एक पहिला मजला (लांबी '३०' x रुंदी '२५')	६९.६८ (७५) चौ. फू.	२२९०	२५८४०	०.९	१	२०६२२४	२	२१६६३५	३५	५५२२										
						आर. सी. सी. पद्धतीचे २००० द. उ. ३०' पु. प. २५' = ७५० चौ. फूट आर. सी. सी. इमारत इमारत क्रमांक दोन पहिला मजला (लांबी '३०' x रुंदी '२५')	६९.६८ (७५) चौ. फू.	२२९०	२५८४०	०.९	१	२०६२२४	२	२१६६३५	३५	५५२२										
						इतर पछे घर (दाढ विटांचे बुना किंवा सिमेंटचे घर) द. उ. ३०' पु. प. २५' = ७५० चौ. फूट विटा सिमेंट पत्रा इमारत व्यवसाईक वापर पहिला मजला (लांबी '३०' x रुंदी '२५')	६९.६८ (७५) चौ. फू.	२२९०	२३४६४	०.७	१	७४६६०७	१.५	११२०												

ग्रामविकास अधिकारी

ग्रामपंचायत काष्टी
ता. श्रीगोंदा जि. अहमदनगर

M. Akshay



सगद
१७४३ / २०२०
८६-२२

ओळख देणार नं. १

नाव :- दिपक बबन भापकर

वय :- ४३ वर्षे,

पूर्ण पत्ता :- ए. अ. ए. न. मी. नो.



Government of India



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



2744 8658 8005

माझे आधार, माझी ओळख



प्रमाणित प्रतिकरण
Ministry of India

पत्ता आमदार माळ, कष्टी, अहमदनगर, काष्टी, महाराष्ट्र, 414701
Address: amdar MALA, Kasti, Ahmadnagar, Kashi, Maharashtra, 414701

2744 8658 8005



1947



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www.uidai.gov.in

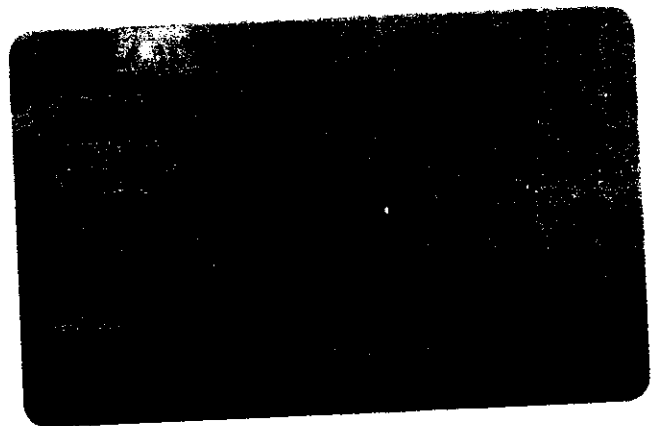
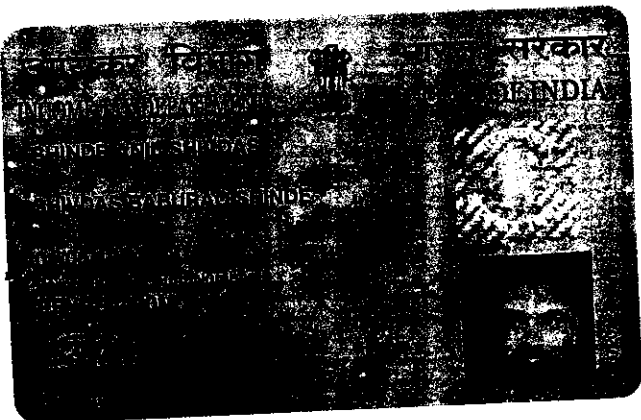
Dipak

ओळख देणार नं. २

नाव :- जतिना शिवाजी शिंदे

वय :- ४६ वर्षे,

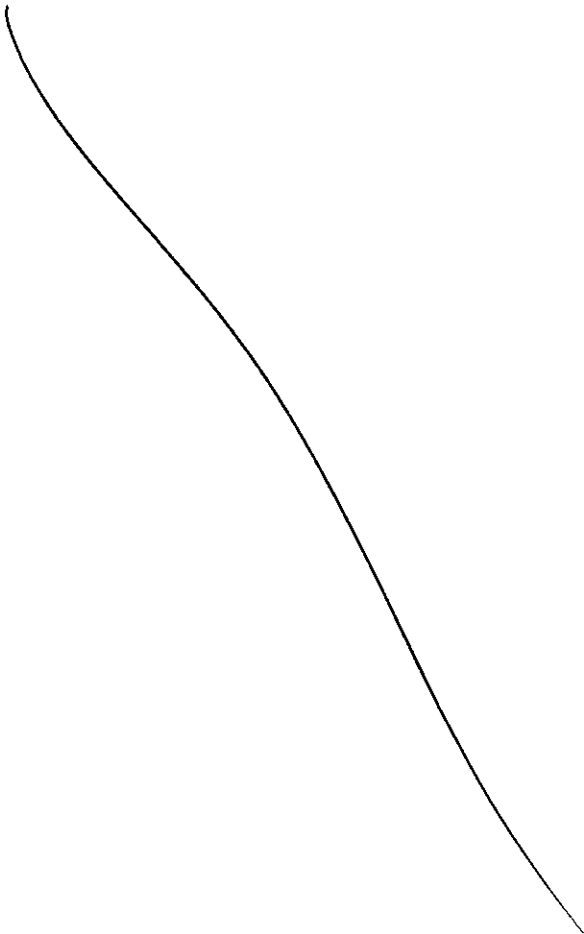
पूर्ण पत्ता :- ए. अ. ए. न. मी. नो.



[Signature]



सगद
१६४३ / २०२०
८६-२२



ಇಲಾಖೆ
9603 / 2020
CC-02

157/1743

गुरुवार, 18 जून 2020 3:30 म.नं.

दस्त गोषवारा भाग-1

सगद

८८२

दस्त क्रमांक: 1743/2020

दस्त क्रमांक: सगद /1743/2020

बाजार मूल्य: रु. 00/-

मोबदला: रु. 8,25,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,13,000/-

दु. नि. सह. दु. नि. सगद यांचे कार्यालयात

अ. क्रं. 1743 वर दि.18-06-2020

रोजी 3:29 म.नं. वा. हजर केला.

पावती:2481

पावती दिनांक: 18/06/2020

सादरकरणाराचे नाव: लि.देणार कर्जदार ब्नीस डेअरी
फ्रेश प्रा.लि. करिता मनेजिंग डायरेक्टर राजेश कुमार
सिंह - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

1840.00

पृष्ठांची संख्या: 92

एकुण: 31840.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Shrigonda

Sub Registrar Shrigonda

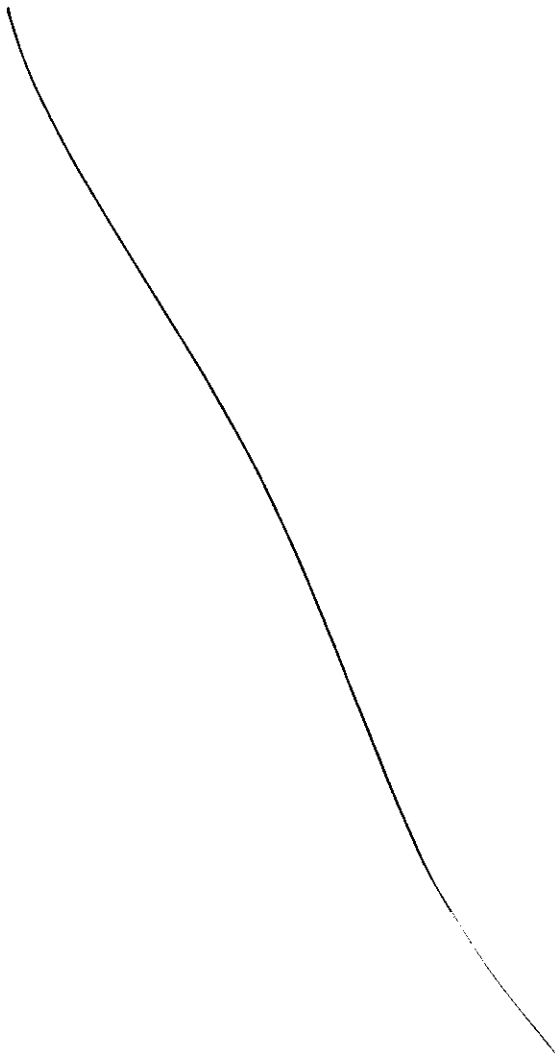
दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: ब) जेल्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिवका क्रं. 1 18/06/2020 03:29:05 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 18/06/2020 03:30:36 PM ची वेळ: (फी)





भारत
9683
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18/06/2020 3 36:49 PM

दस्त गोषवारा भाग-2

सगद

२९-२२

दस्त क्रमांक: 1743/2020

दस्त क्रमांक : सगद/1743/2020

दस्ताचा प्रकार : -गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: लि. देणार कर्जदार ब्लीस डेअरी फ्रेश प्रा. लि. करिता मॅनेजिंग डायरेक्टर राजेश कुमार सिंह - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई 400055, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:	कर्ज घेणार वय :-42 स्वाक्षरी:-		
2	नाव: लि. देणार जामिनदार राजेश कुमार सिंह - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई 400055, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:	जामिनदार वय :-42 स्वाक्षरी:-		
3	नाव: लि. देणार जामिनदार सौ. भाग्यश्री राजेशकुमार सिंह यांचे जनरल मुखत्यार म्हणून राजेश कुमार सिंह - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 101, बिल्डींग गोल्डन गार्ड ई, गोल्डन स्केअर, सुंदरनगर, सांताक्रुझ, मुंबई 400055, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:	जामिनदार वय :-42 स्वाक्षरी:-		
4	नाव: लि. देणार जामिनदार प्रशांत बाळकृष्ण पवार - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 501, पारिजात सीएचएस, गोपालनगर, डोंबिवली पूर्व, ठाणे 421201, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	जामिनदार वय :-42 स्वाक्षरी:-		
5	नाव: मा. देणार केशव मनु मिश्रा - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-614, पॅराडाईज, अंधेरी (पूर्व) मंबई 400072, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:	कर्ज घेणार वय :-37 स्वाक्षरी:-		
6	नाव: लि. घेणार दि कॉसमॉस को. ऑप बँक लि. शिवाजीनगर, पुणे शाखा माटुंगा तर्फे शिवाजी लगड - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोळगाव, ता. श्रीगोंदा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अहमदनगर. पॅन नंबर:	कर्ज देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 18 / 06 / 2020 03 : 33 : 52 PM

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: अनिल शिवदास शिंदे - - वय: 45 पत्ता: बारडगाव सु., ता. कर्जत पिन कोड: 414403		
2	नाव: श्री. दिपक बबन भापकर - - वय: 26 पत्ता: काष्टी, ता. श्रीगोंदा पिन कोड: 414701		

शिकका क्र.4 ची वेळ: 18 / 06 / 2020 03 : 36 : 44 PM

Sub Registrar Shrigonda



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms Bliss Dairy Fresh Pvt Ltd Through MD and CEO Rajesh Singh	eChallan	00040572020052771972	MH000757515202021E	500.00	SD	0000586464202021	18/06/2020
2	Ms Bliss Dairy Fresh Pvt Ltd MD and CEO Rajesh Singh	eChallan	02300042020052720517	MH000753120202021E	412500.00	SD	0000586466202021	18/06/2020
3		DHC		1806202005845	200	RF	1806202005845D	18/06/2020
4	Ms Bliss Dairy Fresh Pvt Ltd MD and CEO Rajesh Singh	eChallan		MH000753120202021E	30000	RF	0000586466202021	18/06/2020
5		DHC		1806202005686	1680	RF	1806202005686D	18/06/2020

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

1743 /2020

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सगद
१६४३ /२०२०
९२-९२

प्रमाणित करणेत येते की, या दस्तामध्य
एकूण.....९२.....पाने आहेत.

श्रीगोंदा

पुस्तक क्रमांक...१६४३...दविला

दुय्यम निबंधक
दिनांक १८ जून २०२०



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