

सूची क्र.2

दुय्यम निबंधक : सह दु.ति.उल्हासनगर 3

दस्त क्रमांक : 2172/2023

नोंदणी :

Ragn:63m

22/02/2023

गावाचे नाव : जांभिवली

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू असाईनमेंट
(2) मोबदला	38000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31468600
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: मौजे जांभिवली तालुका अंबरनाथ जिल्हा ठाणे येथील प्लॉट नं - ए 66/4, अतिरिक्त आंबेरनाथ औद्योगिक विभाग अंबरनाथ पूर्व क्षेत्र 1426 चौ. मी. व बांधीव क्षेत्र 971.44 चौ. मी. ((Plot Number : A - 66 / 4 ;))
(5) क्षेत्रफळ	1) 1426 चौ.मीटर
(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:-मे सूर्यनारायण पंकेजींग आय प्रा ली तर्फे संचालक भरत गोपाल हेमदेव वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी -१००१, लेक प्लेसेट लेक होम्स ऑफ आदी शंकर अचार्य मार्ग, पवई मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AASCS8003Q 2): नाव:-मे सूर्यनारायण पंकेजींग आय प्रा ली तर्फे संचालक महेश गोपाल हेमदेव वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी -१००१, लेक प्लेसेट लेक होम्स ऑफ आदी शंकर अचार्य मार्ग, पवई मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AASCS8003Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रंजीत रामभाधार यादव प्रोप्रायटर ऑफ श्री साई इंटरप्रायझेस वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: वेनेमिड रोड, कल्याण शील रोड, पलावा, महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AEDPY54
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2172/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1904000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक खं-२
उल्हासनगर क.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार 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 Mumba 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.

339/2172

पावती

Original/Duplicate

Wednesday, February 22, 2023

नोंदणी क्र. :39म

4:46 PM

Regn.:39M

पावती क्र.: 2588 दिनांक: 22/02/2023

गावाचे नाव: जांभिवली

दस्तऐवजाचा अनुक्रमांक: उहन3-2172-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू असाईनमेंट

नादर करणाऱ्याचे नाव: रंजीत रामआधार यादव प्रोप्रायटर ऑफ श्री साई इंटरप्रायझेस

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 30480.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:03 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 3

बाजार मूल्य: रु.31468600 /-

मोवदला रु.38000000/-

भरलेले मुद्रांक शुल्क : रु. 1904000/-

सह दुय्यम विभागाक धर्त-२
उल्हासनगर क.३

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202310921 दिनांक: 22/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015683088202223M दिनांक: 22/02/2023

बँकेचे नाव व पत्ता:

RANJEET

from sender
 Kalpana Pagariya
 16/05/2014.
 As per Agreement dated 16/05/2014, total
 amount is Rs.40,00,000.00 Stamp duty
 Rs.20

MH015683080202223M	Amount : 19,34,000.00	Bank : PUNJAB NATIONAL BANK	DRIB : 21/02/2023 10:10:11
S)-339-2172	0007836084202223	22/02/2023-16:46:45	IGR130
			1904000.00
Total Defacement Amount			19,34,000.00



Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2202202310921	Receipt Date	22/02/2023
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Received from RANJEET RAMADHAR YADAV , Mobile number 9022554466, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 2172 dated 22/02/2023 at the Sub Registrar office Joint S.R. Ulhasnagar 3 of the District Thane Grm.



Payment Details

Bank Name	sbiipay	Payment Date	22/02/2023
Bank CIN	10004152023022210244	REF No.	202305331416512
Deface No	2202202310921D	Deface Date	22/02/2023

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

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CHALLAN
MTR Form Number-6



GRN	MH015683086202223M	BARCODE			Date	21/02/2023-18:18:21		Form ID	25.2			
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR				PAN No.(If Applicable)	AEDPY5436K						
Location	THANE				Full Name	SHRI RANJEET RAMADHAR YADAV PROPRIETOR OF MS SHREE SAI ENTERPRISES						
Year	2022-2023 One Time				Flat/Block No.	PLOT NO. A - 66/4						
Account Head Details		Amount In Rs.		Premises/Building								
0030046401	Stamp Duty	1904000.00		Road/Street	ADDITIONAL AMBERNATH INDUSTRIAL AREA							
0030063301	Registration Fee	30000.00		Area/Locality	MIDC AMBERNATH							
				Town/City/District								
				PIN			4	2	1	5	0	6
				Remarks (If Any)	PAN2=AASCS8003Q-SecondPartyName=MS SURYANARAYAN PACKAGING INDIA PVT LTD-							
				Amount In	Nineteen Lakh Thirty Four Thousand Rupees Only							
Total			19,34,000.00	Words								
Payment Details				PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	03006172023022101305		220223M172080				
Cheque/DD No.				Bank Date	RBI Date	22/02/2023-11:00:16		Not Verified with RBI				
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK							
Name of Branch				Scroll No. , Date	Not Verified with Scroll							

Department ID :

Mobile No. : 9326419368

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

सदर चलन केवल दुख्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.



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AGREEMENT FOR ASSIGNMENT



This Agreement for Assignment ("this Agreement") is made at Ambernath on 22nd day of February 2023 between;

M/S. SURYANARAYAN PACKAGING (I) PVT. LTD., PAN: AASCS8003Q, a Private Limited Company registered under the Indian Company's Act 2013 having its address at - C-1001, Lake Pleasant, (Lake Homes) Off. Adi Shankar Acharya Marg, Powai, Mumbai - 400 076, through its Director **MR. BHARAT GOPAL HEMDEV** (duly authorized vide Board Resolution passed in the Board Meeting held on dated 16.01.2023), hereinafter referred to as "the Assignors" (which expression shall unless repugnant to the context or meaning thereof, mean and include its administrators, executors, successor or successors in title and assigns) of the One Part;

AND

SHRI. RANJEET RAMADHAR YADAV, PAN: AEDPY5436K Proprietor of M/S. SHREE SAI ENTERPRISES, having its address at Venecia, A-403, Kalyan Shil Road, Palava, Maharashtra 421204, hereinafter referred to as "the Assignees" (which expression shall unless repugnant to the context or meaning thereof, mean and include its administrators, executors, successor or successors in title and assigns) of the Other Part.

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RANJEET

Admitted in the name of Mr. Ujwala Vishwas Said (Purchaser) and Mrs. Kalpana Pagariya as per Agreement dated 16/05/2014.

CHALLAN
MTR Form Number-6



GRN MH015683088202223M BARCODE [Barcode] Date 21/02/2023-18:18:21 Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR	PAN No.(If Applicable)	AEDPY5436K
		Full Name	SHRI RANJEET RAMADHAR YADAV PROPRIETOR OF MS SHREE SAI ENTERPRISES

Location	THANE	Flat/Block No.	PLCT NO. A - 66/4
Year	2022-2023 One Time	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	ADDITIONAL AMBERNATH INDUSTRIAL AREA
0030046401 Stamp Duty	1904000.00	Area/Locality	MIDC AMBERNATH
003000301 Registration Fee	30000.00	Town/City/District	
		PIN	4 2 1 5 0 6

Remarks (If Any)	PAN2=AASCS80C3Q-SecondPartyName=MS SURYANARAYAN PACKAGING INDIA PVT LTD-
Amount in	Nineteen Lakh Thirty Four Thousand Rupees Only
Words	
Total	19,34,000.00



Payment Details	FUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	03006172023022101305 220223M172080
Cheque/DD No.	Bank Date	RBI Date	22/02/2023-11:00:16 Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID: Mobile No. : 9326419368
 NOT: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुर्यम निवेशक कार्यालयत नोदणी करवायत्या दरतासाठी लागू आहे. नोदणी न करवायत्या दरतासाठी सदर चलन लागू नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
05-339-2172		0007836084202223	22/02/2023-16:46:45	IGR130	30000.00

SCANNING OK



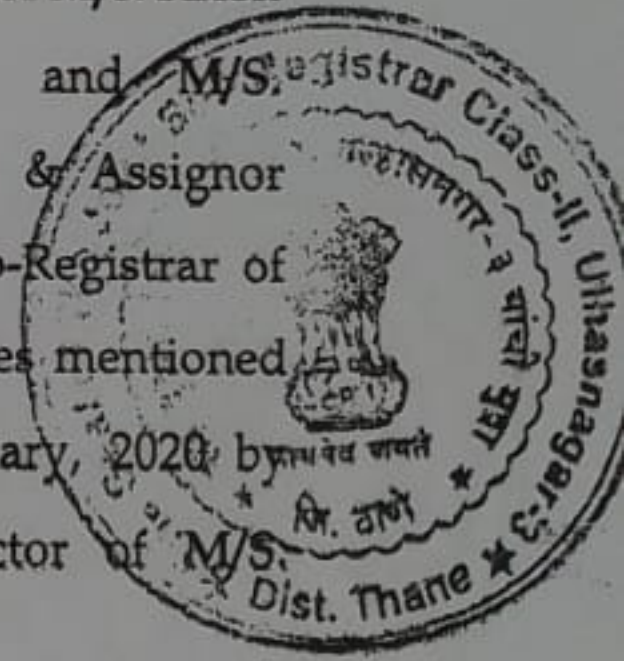
the said MIDC granted the Lease of Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area (hereinafter referred to as "The Said Plot") for the term of Ninety Five Years computed from the 1st day of November 2014 and on the term and conditions mentioned therein.

AND WHEREAS, at the request of Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India), by transfer order no. MIDC/ROT-2/AMC/A-66/4/3106 dated 20.12.2019, the MIDC has granted its consent and permission for the transfer and assignment of the leasehold right and interest in respect of the Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area, together with the Building and erections erected thereon in favour of M/S. SURYANARAYAN PACKAGING (I) PVT. LTD. for Engineering Activity i.e. manufacturing of Corrugated Boxes, Rolls, Sheets & Plastic Product, subject to payment of Rs. 2,86,000/- (Rupees Two Lakh Eighty Six Thousand Only) towards Differential Premium for transfer, which was paid online on 12.12.2019 vide receipt no. GL20463787 on the terms and conditions mentioned therein.

AND WHEREAS, by Deed of Assignment dated 26th day of February, 2020, executed and made between the Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) (Assignor therein) of the First Part and M/S. SURYANARAYAN PACKAGING (I) PVT. LTD (Assignee therein & Assignor herein) of the second part and lodged for registration with the Sub-Registrar of Assurances at Ulhasnagar - 3 under Sr. No. 1357/2020, the Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) has transferred/assigned the Leasehold rights of Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area in favour of Assignor herein, for the total consideration of Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakhs Only) and on the term and conditions mentioned therein

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AND WHEREAS, by the Deed of Rectification dated 05th day of March, 2020, executed and made between the Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) (Assignor therein) of the First Part and M/S. SURYANARAYAN PACKAGING (I) PVT. LTD (Assignee therein & Assignor herein) of the second part and lodged for registration with the Sub-Registrar of Assurances at Ulhasnagar - 3 under Sr. No. 1602/2020, both the parties mentioned therein, rectified the Deed of Assignment dated 26th day of February, 2020 by removing the name of Shri. Gopal Lakhasingh Hemdev, Director of M/S. SURYANARAYAN PACKAGING (I) PVT. LTD.



AND WHEREAS, by the Deed of Rectification dated 19th day of March, 2020, executed and made between the Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) (Assignor therein) of the First Part and M/S.

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SURYANARAYAN PACKAGING (I) PVT. LTD (Assignee therein & Assignor herein) of the second part and lodged for registration with the Sub-Registrar of Assurances at Ulhasnagar - 3 under Sr. No. 2104/2020, both the parties mentioned therein, rectified the Village name in Receipt, Index - II and official page no. 7, 13, 15, 19, 27 of the Deed of Assignment dated 26th day of February, 2020 from Morivali to Jambhivali and the name of Shri. Gopal Lakhasingh Hemdev, Director of M/S. SURYANARAYAN PACKAGING (I) PVT. LTD. has removed by the said Deed of Rectification dated 19.03.2020.

AND WHEREAS, by virtue of the Deed of Assignment dated 26th day of February, 2020, Deed of Rectification dated 05th day of March, 2020 and Deed of Rectification dated 19th day of March, 2020, the Assignors are having good, clear and marketable title, right and interest in the Said Plot.

AND WHEREAS, the Assignor have decided to transfer, assign all our rights, title, Powers and interest and leasehold rights in respect of Said Plot transfer the Said Plot to the prospective Assignee and after confirming the title of the Said Plot, and being satisfied with the documents shown, the Assignee herein are desirous of acquiring the Said Plot.

AND WHEREAS, pursuant to the discussions and negotiations between the Parties hereto, the Assignee, relying solely on the aforesaid representations and warranties of the Assignor and believing the same to be true and correct, has agreed to acquire from the Assignor, the Said Plot at and for the consideration of Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lakhs Only) (hereinafter referred to as the said "Consideration") subject to applicable tax deducted at source under the Income Tax Act, 1961.

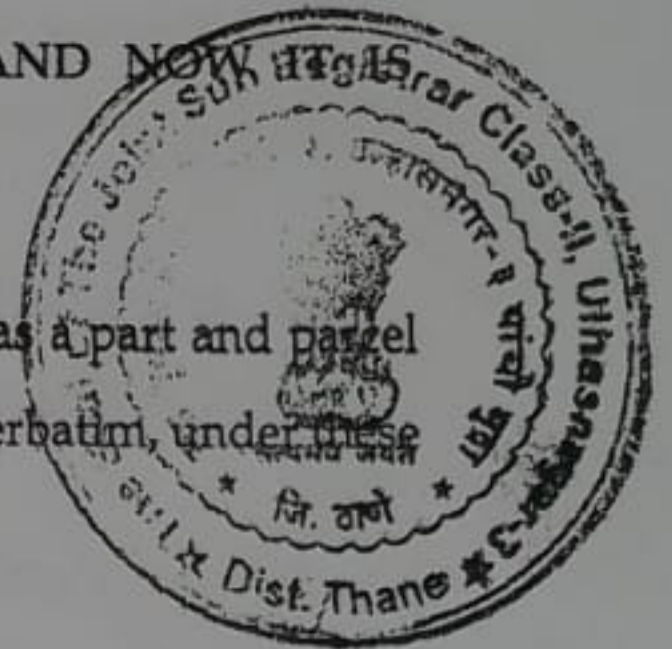
AND WHEREAS, the parties hereto are desirous of completing the transfer/assignment in the manner and on the terms and conditions hereinafter appearing.

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THIS AGREEMENT FOR ASSIGNMENT WITNESSETH AND NOW MUTUALLY AGREED AS FOLLOWS:

1. Various recitals mentioned hereinabove, shall be treated as a part and parcel of the present Agreement, as the same have been reproduced in verbatim, under these presents.

2. Assignors are authorized and empowered to transfer and assign their rights in the Said Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area to the Assignee.



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The Assignors and The Assignees hereinafter whenever context requires severally referred to as "Party" and collectively as "Parties".

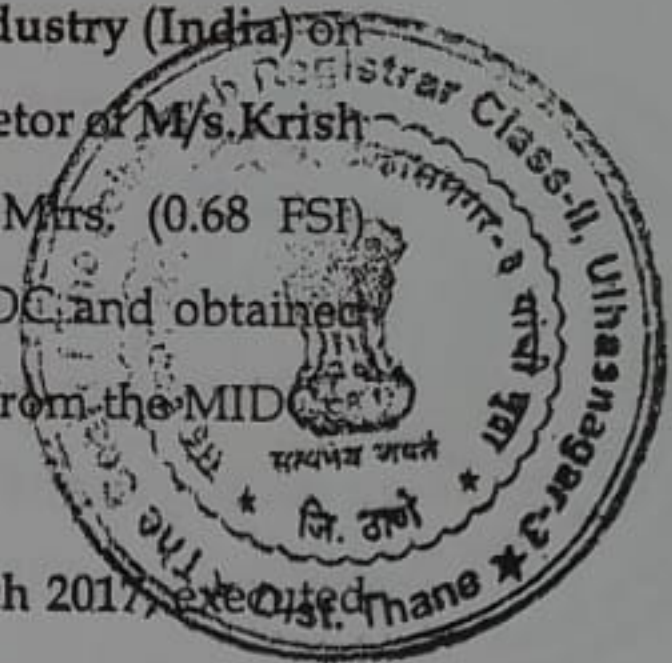
WHEREAS Maharashtra Industrial Development Corporation (MIDC) is a statutory corporation established under the Maharashtra Industrial Development Act 1961, with a view to generally promote and assist the rapid and orderly establishment to growth and development of industries in the State of Maharashtra. On acquisition of the land by the State Government for the purpose of industrial development, it put at the disposal of MIDC for development as an industrial area. The MIDC develops the said land by preparation of layout and carving out various sizes of plots to be allotted to needy entrepreneurs for setting up their industrial units.

AND WHEREAS, by an application dated 27.11.2013 & 13.06.2014, Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) have applied for the allotment of Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area for manufacturing activity of food i.e. Biscuits & Confectionery Items.

AND WHEREAS, MIDC scrutinized the said application and on receipt of payment of the earnest money, MIDC has issued the Allotment Order bearing No. MIDC/ROT(2)/Allotment/A-66/4/3249 dated 02.09.2014, accorded the allotment of the Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area (herein after referred to as "The Said Plot") subject to the payment of the balance occupancy payment of Rs. 27,69,475/- (Rupees Twenty Seven Lakhs Sixty Nine Thousand Four Hundred Seventy Five Only) on "as is where is basis" for manufacturing activity of food i.e. Biscuits & Confectionery Items.

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AND WHEREAS, at the request of the Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India), the MIDC handed over the possession of the said plot to the Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) on the 03rd day November, 2014 and Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) has completed Built-up area 971.44 Sq. Mtrs. (0.68 FSI) construction on the said plot as per the plans approved by the MIDC and obtained occupation certificate (OC)/Building Completion Certificate (BCC) from the MIDC.



AND WHEREAS, by an Indenture of Lease dated 31st day of March 2017, executed and made between the Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC") of the One Part and Shri. Ram Tulsidas Jagwani proprietor of M/s. Krish Food Industry (India) of the other part and lodged for registration with the Sub-Registrar of Assurances at Ulhasnagar - 3 under Sr. Nos. 3422/2017 on 03.04.2017 (herein after referred to as "The Said Original Lease Deed"),

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RANJEET

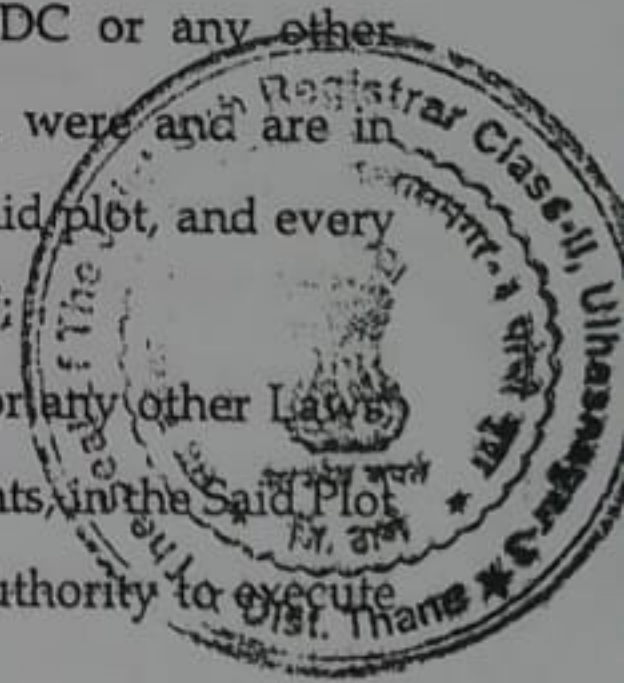
7. Above said payment is the net consideration. The stamp duty & transfer charges of MIDC payable on these presents and upon the Agreement to Lease/Lease Deed/Deed of Assignment and also the registration charges shall be borne and paid by the Assignee.

8. It is agreed and confirmed by the Assignor that, after receipt of Transfer Order and full and final consideration, the Assignor shall execute and register the Deed of Assignment in respect of the Said Plot in favour of Assignee herein without any demand and delay.

9. The Assignors do hereby agree, declare, undertake and covenant with the Assignees that the Assignors shall comply with the following:

- a. Will settle or remove at the Assignors cost and expenses the claims, demands and objections (if at all any) which may have been received in response to the insertion of public notice by the Assignees;
- b. Will make out their title to the said Plot as clear, marketable and free from all reasonable doubts;
- c. The Assignors represents that they have all rights, title and interest of any nature whatsoever, in the Said Plot;
- d. The Assignors has not entered into any kind of Agreement for Assignment/MOL for transfer of their right and title and / or an Agreement with third party or company or firm or individual for transfer of Said Plot and has not created any third-party interest in respect of the Said Plot or any part thereof.
- e. It is further agreed between the parties that after transfer of the said plot in 3 further if any past liability, claim, litigation, dispute or default in the title in 2023 respect of Said Plot arise, will settle or remove at the Assignors cost and expenses;
- f. The Assignors is ready to pay Premium, Lease Rent, Taxes and other Charges of any nature whatsoever of the said property to MIDC or any other Government and/or Semi Government Authorities and were and are in exclusive occupation, possession and enjoyment of the said plot, and every part thereof, which is vacant, as a Licensee/Lessee thereof;
- g. Assignors are not restrained under the Income Tax Act or any other Laws Statutes or Acts, from transferring and assigning their rights, in the Said Plot to the Assignees and they have full right and absolute authority to execute these presents;
- h. Prior to the execution hereof, they have not created Sub Lease, Sub Tenancy or other encumbrances of any nature whatsoever on the said property and/or

of the said plot in 3
in the title in 2023
at the Assignors cost and expenses;



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RANJEET

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED By the ABOVENAMED ASSIGNOR:

For M/S. SURYANARAYAN PACKAGING (I) PVT. LTD.,
Through its Director

1. MR. BHARAT GOPAL HEMDEV
For Suryanarayan Packaging (I) Pvt Ltd



2. MR. MAHESH GOPAL HEMDEV
(Duly authorized by the Board Resolution
Passed in the Board Meeting
Held on 16.01.2023)

Authorised Signatory
For Suryanarayan Packaging (I) Pvt Ltd
Authorised Signatory



IN THE PRESENCE OF:

- 1. Taphan kumar Palei
- 2. Chirag B Salunke.

SIGNED AND DELIVERED By the ABOVENAMED ASSIGNEES:

SHRI. RANJEET RAMADHAR YADAV
Proprietor of M/S. SHREE SAI ENTERPRISES
For SHREE SAI ENTERPRISES

RANJEET
Proprietor



IN THE PRESENCE OF:

- 1. Taphan kumar Palei
- 2. chirag B Salunke.

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3. The Assignors alone have good right, full power and absolute authority to enter into this Covenant and transfer the said Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area (herein after referred as the "Said Plot") more particularly described in the Schedule hereunder, to the Assignee.

4. The Assignee hereby agrees to accept the assignment from the Assignors and the Assignors hereby agree to assign to the Assignees Plot No. A-66/4, admeasuring 1426 Sq. Mtrs. in the Additional Ambernath Industrial Area, for the total consideration of Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lakhs Only) ("Total Consideration").

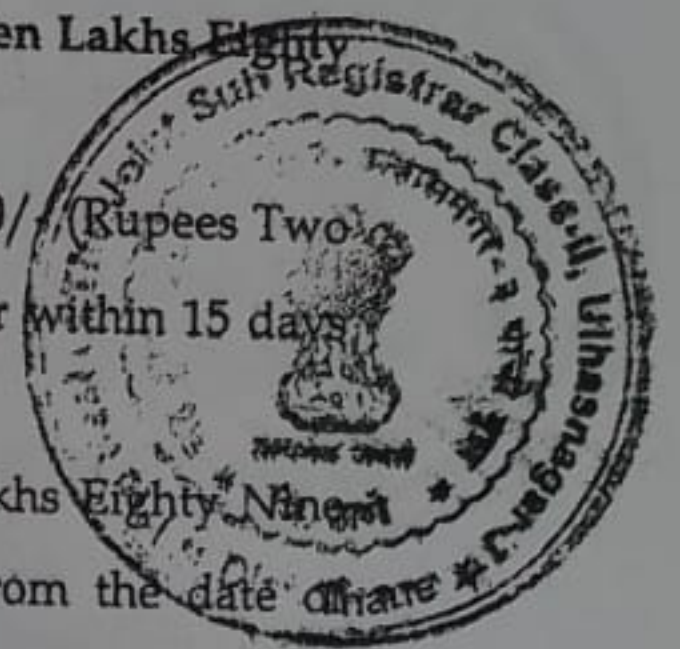
5. It is agreed and confirmed by both the parties that out of the total consideration, the Assignee has already paid before execution of this agreement a sum of Rs. 60,11,000/- (Rupees Sixty Lakhs Eleven Thousand Only) to the Assignor in the following manner and the receipt of which the Assignors does hereby admits and acknowledges.

- a) An amount of Rs. 5,11,000/- (Rupees Five Lakhs Eleven Thousand Only), vide Cheque No. 006567, dated 02.12.2022, drawn on Saraswat Bank, branch Airoli.
- b) An amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only), vide Cheque No. 006599, dated 23.12.2022, drawn on Saraswat Bank, branch Airoli.
- c) An amount of Rs. 5,00,000/- (Rupees Five Lakhs Only), vide Cheque No. 006505, dated 02.01.2023, drawn on Saraswat Bank, branch Airoli.
- d) An amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only), vide Cheque No. 006540, dated 16.01.2023, drawn on Saraswat Bank, branch Airoli.
- e) An amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only), vide Cheque No. 007498, dated 14.02.2023, drawn on Saraswat Bank, branch Airoli.
- f) An amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only), vide Cheque No. 000005, dated 14.02.2023, drawn on HDFC Bank, branch Nilje Dombivli (E).

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6. It is agreed and confirmed by both the parties that the balance payment of the total consideration of Rs. 3,19,89,000/- (Rupees Three Crore Nineteen Lakhs Eighty Nine Thousand Only) shall be paid as follows:

- a) The assignee shall avail financial assistance of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakhs Only) and pay the same to the Assignor within 15 days from the date of execution of the this present.
- b) Balance amount of Rs. 39,89,000/- (Rupees Thirty Nine Lakhs Eighty Nine Thousand Only) shall be paid within 15 (Fifteen) days from the date of execution of this present.



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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



BUILDING COMPLETION CERTIFICATE

This is to certify that M/s. Krish Food Industry (India), allottee of Plot No. A-66/4, Addl. Ambarnath Indl. Area has constructed factory building on the above said plot in accordance with the building plans approved vide this office letter No.EE/AMB/A-66/4-C-96643 dated 14/09/2016 under the supervision of the Architect Structural Engineer Mr. C. N. Duseja Regd. License No. M-115474-5.

Details of construction/Development are as given below

- 01 Name of allottee :- M/s. Krish Food Industry (India),
- 02 Plot No :- A-66/4
- 03 Plot area in Sq.m :- 1426.00 Sqm.
- 04 Date of Possession/Transfer :- 03/11/2014.
- 05 Approval of plans :-

Description	Built-up Area			
	Ground Coverage in m ²	Ground Floor	Extra height in m ²	Total Area in m ²
Present approval EE/AMB/A-66/4/C-96643/of'2016 dt. 14/09/2016.	647.63	647.63	323.81	971.44

Total : 647.63 647.63 323.81 971.44

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29/11/2023
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06. Position of construction at site as on :- 28/10/2016.

- Completed.

a) Built-up area completed in all respect (in sq.m.)

:- 971.44 Sqm.

b) Area under construction (in sq.m.)

:- NIL Sqm.

c) Open area (in sq.m)

:- 778.37 Sqm.

07. Remarks of Deputy Engineer regarding observation of D.C. Rules (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other observation which he considers necessary to give.)

:- Construction is as per the approved plans

08. Total up to date Area that could be considered as built up area. (in sq.m)

:- 971.44 Sqm.

09. Actual utilization of plot in view of the existing construction in the form of utilization of F S I.

:- 0.68 < 1.00 ...OK

10. Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far ?

:- Yes. As per MIDC's rules

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Executive Engineer & Special Planning Authority, MIDC Division, C-1, Andhera East

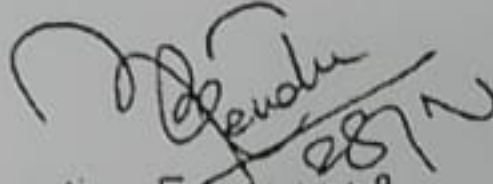


MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



OCCUPANCY CERTIFICATE

This is to certify that the construction of factory building/Shed on Plot No. A-66/4 at Addl. Ambernath Indl. Area is completed as per the approved plans vide No. EE/AMB/A-66/4/C-96643 dated 14/09/2016 under the supervision of Licensed Architect Mr. C. N. Dusaja Regd. License No. M -115474-5 and is permitted to be occupied.


Executive Engineer &
Special Planning Authority
M.I.D.C., Division (c)
Ambernath.

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RECEIPT

Received from the Assignee the sum of Rs. 3,80,00,000/- (Rupees Three Crore Eighty Lakhs Only) being part of total consideration of the all that piece of land known as Plot No. A-66/4 in the Additional Ambernath Industrial Area, within the village limits of Jambhivali and outside the Municipal limits in rural area, Taluka and Registration Sub- District Ambernath/Ulhasnagar, District & Registration District Thane, admeasuring 1426 Sq. Mtrs. or thereabouts together with the built-up shed/building/structure admeasuring 971.44 Sq. Mtrs., having the following details-

Sr. No.	Cheque No./RTGS	Date	Name of Bank/UTR No.	Amount
1.	006567	02.12.2022	Sarawat Bank	5,11,000/-
2.	006599	23.12.2022	Sarawat Bank	10,00,000/-
3.	006505	02.01.2023	Sarawat Bank	5,00,000/-
4.	006540	16.01.2023	Sarawat Bank	15,00,000/-
5.	007498	14.02.2023	Sarawat Bank	10,00,000/-
6.	000005	14.02.2023	HDFC Bank	15,00,000/-
7.			HDFC Bank	36,09,000/-
8.			TDS	3,80,000/-
9.			Bank Loan	2,80,00,000/-
			Total	3,80,00,000/-

We say received:

For M/S. SURYANARAYAN PACKAGING

Through its Director

1. MR. BHARAT GOPAL HEMDEV

[Signature]

2. MR. MAHESH GOPAL HEMDEV

[Signature]

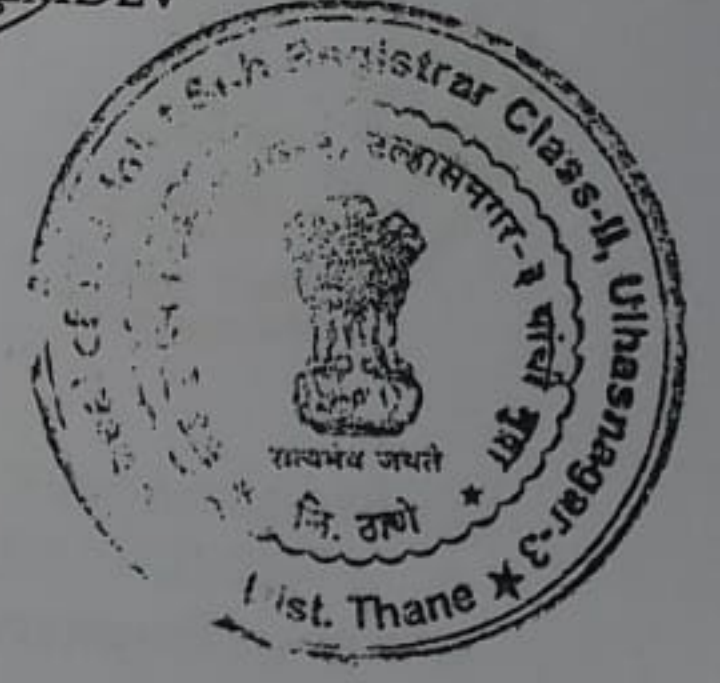
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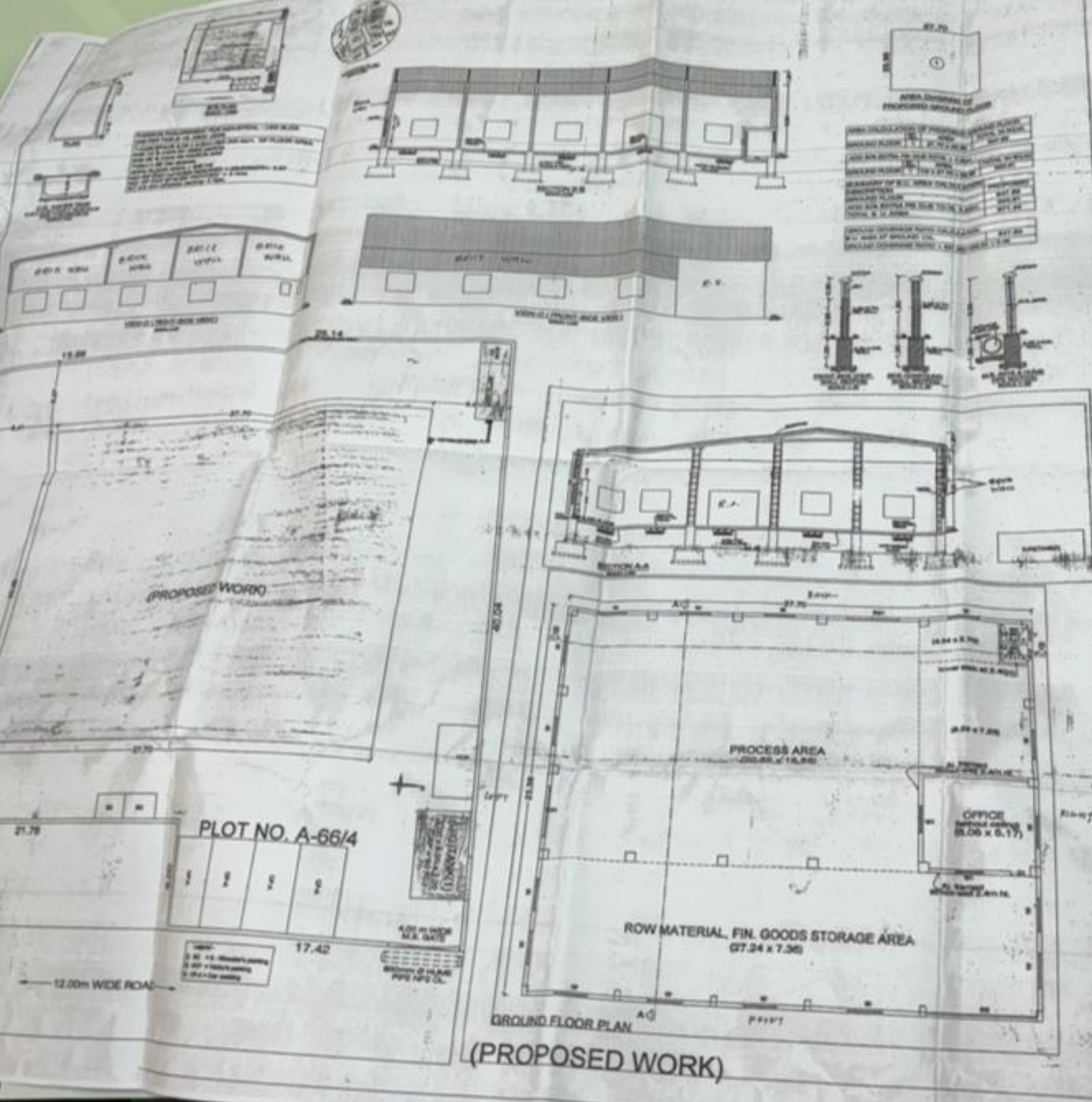
IN THE PRESENCE OF

1. Taphan kumar Palei

2. Chirag B salunke

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AREA DIVISIONS OF PROPOSED BUILDING

AREA DIVISIONS OF PROPOSED BUILDING	AREA
1. PROPOSED FLOOR	20.96
2. PROPOSED FLOOR	16.85
3. PROPOSED FLOOR	27.24
4. PROPOSED FLOOR	7.36
TOTAL	72.41

AREA STATEMENT

NO.	PARTICULARS	AREA
1	PLOT AREA	1488.00
2	PERMISSIBLE FLOOR AREA (P.F.A.)	714.00
3	PROPOSED GROUND FLOOR	647.00
4	OLD NON EXISTING FLOOR TO HT. 4.50M	208.00
5	TOTAL P.F.A.	811.00
6	PERMISSIBLE P.F.A.	714.00
7	PROPOSED P.F.A.	647.00
8	OVERALL COVERAGE RATIO	0.84

DOORS & WINDOWS SCHEDULE OF WORK

DO	6.75 x 2.75	AL. FRAMED DOUBLE GLASS
DO	1.00 x 2.00	AL. FRAMED DOUBLE GLASS
WB	1.5 x 2.00	ROLLING SHUTTER
WB	3.00 x 2.00	ROLLING SHUTTER
WB	1.00 x 1.00	ROLLING SHUTTER
WB	1.00 x 1.00	AL. FRAMED DOUBLE GLASS
V	0.80 x 0.80	AL. FRAMED DOUBLE GLASS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED FACTORY BUILDING AT PLOT NO. A-66/4, AREA 72.41 SQ. METERS, NEAR JUNCTION OF ROAD NO. 17, SECTOR-17, UDAHARA, RAJASTHAN.

NAME & SIGN OF ENGINEER: *(Signature)*

NAME & SIGN OF ARCHITECT: *(Signature)*

C. N. DUSEJA
R.E. (CIVIL)
Member of the Inst. of Engineers
T.M.C. Regn. No. 992
M.E. No. 10116745
A.M.C. Regn. No. 66

PROVISION / DATE	DATE	DRAWN BY
PLOT NO. 1, DRS. NO. 1/1	11/18/18	
A-66/4	1/1	
NAME & SIGN OF ENGINEER:		
C.M. CONSULTANTS		
CONSULTING CIVIL ENGINEER		
202, RADHA SOAMI TOWER, 2ND FL.,		
OPP. SAPANA GARDEN		
SECTION - 17, UDAHARA - 421003		