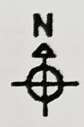


(B-1 BUILDING) SECOND FLOOR PLAN

वड-१  
 क्र. ४०१८/२०२८  
 प्लॉ E/८३

PROJECT  
**cogent consultant**  
 engineers and architects  
 10, PUNJABI BAGH, PUNJABI BAGH  
 NEW DELHI - 110029

RCC CONSULTANT  
**AJAY MAHALE & ASSOCIATES**  
 11, PUNJABI BAGH, PUNJABI BAGH  
 NEW DELHI - 110029



PROPOSED PLAN FOR BUILDING  
 TYPE : B - 1

NOTE : BUILT UP AREA IS INCLUDING 50% OF BOTH SIDE PASSAGE / CATLA AREA

*Ajaya*



GALA NO. 203  
 MR. HUZAIFA  
 KHANJIWALA





ब व ड-१  
द.क्र.४०७३ / २०१८  
पाने २१/८३

The said Premises hereby sold and conveyed is bounded as under :-

- Towards its East is :
- Towards its West is :
- Towards its South is :
- Towards its North is :

*As per plan*

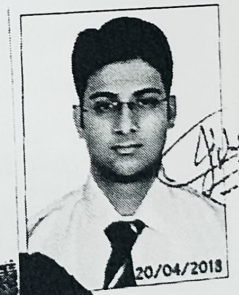
IN WITNESS WHEREOF, the Parties have unto set and subscribed his/her/their respective hands and seals on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN-NAMED "VENDOR"  
M/S. PANORAMA REALTY  
THROUGH ITS PROPRIETOR  
MR. JOJIMON PHILIP JOSEPH



*Handwritten signature of Mr. Jojimon Philip Joseph*

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN-NAMED "PURCHASER"  
MR. HUZAIFA KHANJIWALA  
S/O. MR. MOIZ TAHERALI KHANJIWALA



20/04/2013

WITNESSES :-

1. *Handwritten signature*

2. *Handwritten signature*





बच ड-१

इ.क्र.४०७३ / २०१८

पाने २०/१३

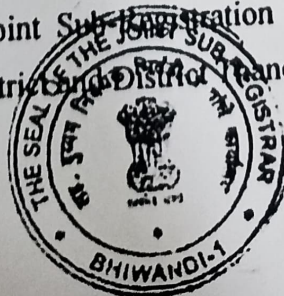
14. It is agreed between the Vendor and the Purchaser that the Incidental charges, including Stamp Duty, Registration Charges and Advocate Fees in respect of these presents shall be borne by the Purchaser alone.

15. THE Vendor and all the persons claiming under them do hereby state and declare that for all the time hereafter they undertake to do and to execute or cause to be done and executed all such lawful deeds and things whatsoever for the further and more perfectly conveying and causing the Purchaser, his/her/their heirs, successors, executors, administrators and assigns etc., in respect of above said premises, according to the true intentions of these presents.

16. THE Vendor and the Purchaser state and declare that they have executed present writings after fully understanding the meaning and implications thereof and the same shall be binding on all of them, his/her/their heirs, successors, executors, administrators, assigns etc.

**THE SCHEDULE ABOVE REFERRED TO:**

Industrial Gala No. 203, on Second Floor, admeasuring 1,875.00 Sq. Ft., equivalent to 174.19 Sq. Mtrs., (Carpet Area) in the Building No. "B-1", in "PRINT WORLD INDUSTRIAL COMPLEX"; along with undivided common interest in equal area of land beneath the said premises; bearing Survey Nos. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17 and 24/31; situate, lying and being at Village Vehela, Taluka Bhiwandi, within the limits of Grampanchayat Vehela, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District.



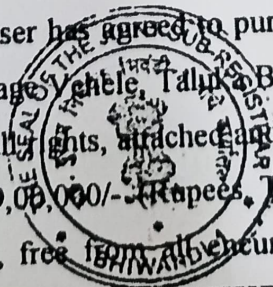
ब व ड-?	
द.क्र. 80/3	1 2021
पाने	98/13

the agreement prescribed by the Council of Architects and further the Contractor have appointed as Engineer for the preparation of the structural designs and drawings of the building and the Contractor accept professional supervision of the Architect and the structural Engineer till the completion of the said Industrial Units and/or Buildings.

AND WHEREAS the Purchaser has seen and satisfied himself/herself/themselves about the title of the said land and said property found the same clear, marketable and free from all encumbrances.

THE Purchaser is desirous of purchasing the Industrial Gala No. 203, on Second Floor, admeasuring 1875.00 Sq. Ft., equivalent to 174.19 Sq. Mtrs., (Carpet Area); in the Building No. "B-1", in "PRINT WORLD INDUSTRIAL COMPLEX"; along with undivided common interest in equal area of land beneath the said premises; situate, lying and being at Village Vehle, Taluka Bhiwandi, within the limits of Grampanchayat Vehle, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane and more particularly described in the Schedule referred to in this Agreement For Sale and as per the Plan approved by the concerned Authorities. (And for the sake of the brevity, hereinafter referred to as "The said Premises").

THE Vendor has agreed to sell to the Purchaser the said premises and the Purchaser has agreed to purchase from the Vendor, the said premises at Village Vehle, Taluka Bhiwandi, Dist. Thane on the aforesaid land with all rights, attached and/or relating thereto for a consideration of Rs. 39,00,000/- (Rupees, Thirty Nine Lakh Only) being the market value, free from all encumbrances, liabilities and charges on what is known as "OWNERSHIP BASIS".



*[Handwritten signature]*



ब प ड-१

सं. ४०९३१ २०१८

पाने ०१८३

2

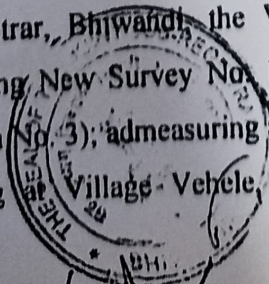
repugnant to the context or meaning thereof, mean and include his/her/their respective heirs, administrators, legal representatives, assigns, etc.) PARTY OF THE FIRST PART:

AND

"THE PURCHASER": MR. HUZAIFA KHANJIWALA S/O. MR. MOIZ TAHERALI KHANJIWALA, Age 26 Years, Occupation: Business, (PAN No. CGEPK7105G); residing at C-6, Hirji Govindji Blocks, Sofia Zubair Road, Police Colony, New Nagpada, Mumbai - 400008., (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his/her/their respective heirs, executors, administrators, legal representatives, assigns, etc.) PARTY OF THE SECOND PART:

WHEREAS:-

- 1) By virtue of Registered Sale Deed Bearing Registration Serial No. 6042/2010, dated 01/09/2010; duly registered before Joint Sub-Registrar, Bhiwandi, the Vendor herein have purchased the land bearing New Survey No. 15, Hissa No. 01, (Old Survey No. 189, Hissa No. 1); admeasuring about 610 Sq. Mtrs.; situate, lying and being at Village Vehale, Taluka Bhiwandi, within the limits of Grampanchayat Vehale, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane;
- 2) By virtue of Registered Sale Deed Bearing Registration Serial No. 1889/2013, dated 06/03/2013; duly registered before Joint Sub-Registrar, Bhiwandi, the Vendor herein have purchased the land bearing New Survey No. 15, Hissa No. 02, (Old Survey No. 189, Hissa No. 3); admeasuring about 1920.00 Sq. Mtrs.; situate, lying and being Village Vehale, Taluka Bhiwandi, within the limits of



ब. व. नं. १  
 द. नं. ४०३ / २०२६  
 पान ६/६३

Nature of Document	Agreement for Sale
Registration Details	(Registrable/Non Registrable If Registrable Name of S.R.O. BWD-3
Franchising Unique Number	
Property Description in brief	Industrial Gala No. 203 on Second Floor, in the Building No. "B-1", in "Print World Industrial Complex", at Village Vehela, Taluka Bhiwandi, District Thane
Consideration Amount	Rs. 39,00,000/-
Purchasers Name	MR. HUZAIFA KHANJIWALA
Name of the Other Party	M/S. PANORAMA REALTY
If through Name & Address	MR. JOJIMON PHILIP JOSEPH Ground Floor, Sunrise Villa No. 2, Sunrise Valley, Haji Malang Road, Kalyan (E), Thane - 421 306
Stamp Duty Amount	Rs. 3,25,100/-
Authorised Person's Full Signature & Seal	

“SHREE” (General Stamp Rs. 3,25,100/-)

**AGREEMENT FOR SALE**

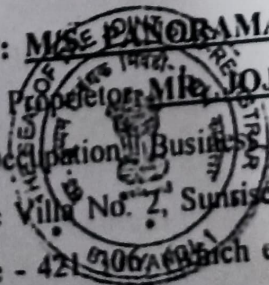
CONSIDERATION VALUE ..... Rs. 39,00,000/-

VALUATION FOR STAMP DUTY..... Rs. 54,18,000/-

THIS ARTICLES OF AGREEMENT FOR SALE made and entered into at Bhiwandi on this 16<sup>th</sup> day of May, 2018;

**BETWEEN**

“**THE VENDOR**”: **M/S PANORAMA REALTY**, A Proprietary Firm, Through Its Proprietor **Mr. JOJIMON PHILIP JOSEPH**, Age 47 Years, Occupation **Business** (PAN No. ACZPJ0434E), residing at Sunrise Villa No. 2, Sunrise Valley, Haji Malang Road, Kalyan (E), Thane - 421 306. Such expressions shall unless it be

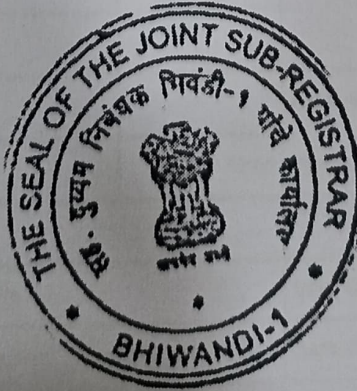


*[Handwritten signature]*



मूल्यांकन पत्रक ( शहरी क्षेत्र - नांभीव )					
Valuation ID	201805163952	16 May 2018, 03:36:52 PM			
मूल्यांकन वर्ष	2018				
जिल्हा	राज्य				
मूल्य विभाग	नांभीव विभागी				
उप मूल्य विभाग	1/2-शहरीयाम वल्लभ स्थानीय विभाग अविती				
क्षेत्राचे नाव	Bhivandi-Njampur Municipal Corporation	मार्ग क्रमांक / व. भू. क्रमांक :	15		
<b>वार्षिक मूल्य वर मर्यादासुधार मूल्यदर व.</b>					
वृत्ती क्रमांक	विक्रयी मर्यादा	कार्यालय	दुसरे	औद्योगिक	संशोधन/अन्य मर्यादा
1930	23100	25900	30200	25900	नी वीस
<b>वार्षिक क्षेत्राची मर्यादा</b>					
विक्रयीचे क्षेत्र-	209.028 चौ.मीटर	विक्रयीचा भाग-	औद्योगिक भाग	विक्रयीचा प्रकार-	वर्गीय
बांधकामाचे वर्गीकरण-	1-आर सी सी	विक्रयीचे मर्यादा -	0 TO 2वर्ग	मूल्यदर/बांधकामाचा दर-	Rs 25900/-
उत्पादन मुक्ती -	नाही	मर्यादा -	0		
घसा-घानुमा विक्रयीचा प्रविती क्षेत्र मूल्यदर		$= (\text{वार्षिक मूल्यदर} * \text{घसा-घानुमा मर्यादा दर}) * \text{मर्यादा निहाय घट/वढ}$ $= (25900 * (100 / 100)) * 100/100$ $= \text{Rs } 25900/-$			
A) मूल्य विक्रयीचे मूल्य		$= \text{वरील प्रमाणे मूल्य दर} * \text{विक्रयीचे क्षेत्र}$ $= 25900 * 209.028$ $= \text{Rs } 5413825.2/-$			
<p>एकत्रित अंतिम मूल्य</p> <p>= मूल्य विक्रयीचे मूल्य + बांधकामाचे मूल्य + मॅट्रीनार्म मर्यादा क्षेत्र मूल्य + स्टाफचा मर्यादाचे मूल्य + वरील मर्यादाचे मूल्य + वरील बांधकामाचे मूल्य + मूल्य अंतिमोत्तरीय मर्यादा मूल्य</p> <p>= A + B + C + D + E + F + G + H</p> <p>= 5413825.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 5413825.2/-</p>					

ब व ड-१  
 द.क्र. 8093 / 2026  
 पाने 243





81/4013

दिनांक, 16 मे 2018 4:26 प.न.

दस्तऐवज क्रमांक: 1

दस्तावेज क्रमांक: 9/13

दस्तावेज क्रमांक: 4013/2018

दस्तावेज क्रमांक: 4013/2018

बाजार मूल्य: ₹. 54,13,825/- मोबदला: ₹. 39,00,000/-

भरलेले मुद्रांक शुल्क: ₹. 3,25,100/-

द. वि. मह. द. वि. बवई यांचे कार्यालय

अ. क्र. 4013 वा दि. 16-05-2018

गेजी 3.57 म.नं. वा. हजर केला.

पावती: 5366

पावती दिनांक: 16/05/2018

मादरकरणागळे नाव: दृष्टीका खात्रियाला

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1660.00

पृष्ठांची संख्या: 83

एकूण: 31660.00

दस्तावेजाच्या मनी:

Sub Registrar Bhivandi 1

Sub Registrar Bhivandi 1

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्का क्र. 1 16/05/2018 03:57:12 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16/05/2018 04:00:44 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की. या

दस्तामध्ये... यादृशी ...पुष्टे आहेत.

दस्तावेजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्रे, व्यक्ती इत्यादी, बनावट आढळून आल्यास त्याची जबाबदारी आपल्याकरी राहिल.

सह दुय्यम निबंधक भिवंडी १





16/05/2018

मुची क्र.2

दुय्यम विवंधक : दु.नि. विवंधी 1

दुय्यम क्रमांक : 4013/2018

नोदणी

Regn 63m

गावाचे नाव : 1) वेहेळे

(1)चिंचेबावा प्रसार	विची वरागनामा
(2)मोवदना	3900000
(3) वातागभावा (भाडेपट्ट्याच्या वापरातपट्ट्याकार आपवाणी देना की पट्टेदार ने नमुद करावे)	5413825 2
(4) भू- मागन,गोट्टिस्मा व परक्रमांक(अमल्यास)	1) पाविकेचे नाव: टाणे इतर वर्णन : इतर माहिती: मोजे वेहेळे,तातुका भिवंडी,जिल्हा टाणे येथील मळें नं. 15/1,15/2,15/3,15/4,15/5,15/6,15/8,15/11,15/12,15/13,15/15,15/16,16/1,16/2,23/1,23/2,23/3,24/14व.24/15,24/17 व 24/31 या जागेवरील ग्रिड वलई इंडस्ट्रीयल कॉम्प्लेक्स मधील विवंधीग नं. वी-1 मधील दुसऱ्या मजल्यावरील इंडस्ट्रीयल गाळा नं. 203,क्षेत्र 1875.00 चौ. फुट म्हणजेच 174.19 चौ. मीटर कागपेट ( प्रभाव क्षेत्र - उन्मुक्त विभाग - 1/2 )(( Survey Number : 15/1 व इतर : ))
(5) क्षेत्रफळ	1) 174.19 चौ.मीटर
(6)आपवाणी किंवा जुडी देण्यात असेल केव्हा.	
(7) दम्नगेवज करून देणा-यापुढील देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ये. पंतोगमा विवंधी तर्फे प्रोफा जोजीमोन फिलीप जोसेफ यांचे तर्फे क. ज. देणार भाऊमाहेब एच. मोंडे वय:-44; पत्ता:-प्लॉट नं: - , गाळा नं: -, इमारतीचे नाव: मनराईज बिना नं. 2, मनराईज ब्लॉक , ब्लॉक नं: कल्याण पुर्वे, टाणे , रोड नं: शक्ती मलय रोड , महाराष्ट्र, टाणे. पिन कोड:-421306 पॅन नं:-ACZPJ0434E
(8)दम्नगेवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हुईका खांजिबावा बब:-26; पत्ता:-प्लॉट नं: -, गाळा नं: -, इमारतीचे नाव: सी-6, द्वितीय मॉडिर्जी ब्लॉक , ब्लॉक नं: पोलिस कॉनिनी, न्यु नावगाडा, मुंबई , रोड नं: मांफिया जुबेर रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-CGEPK7105G
(9) दम्नगेवज करून दिल्याचा दिनांक	16/05/2018
(10)दम्न नोंदणी केल्याचा दिनांक	16/05/2018
(11)अनुक्रमांक,खंड व पृष्ठ	4013/2018
(12) वातागभावाप्रमाणे मुद्रांक शुल्क	325100
(13) वातागभावाप्रमाणे नोंदणी शुल्क	30000
(14)अंग	

सह दुय्यम विवंधक भिवंडी-१  
16 MAY 2018

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनासा 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



81/4013

पावती

Original/Duplicate

Wednesday, May 16, 2018

नोंदणी क्रं. :39M

4:25 PM

Regn.:39M

पावती क्रं.: 5366 दिनांक: 16/05/2018

गावाचे नाव: वेहेळे

दस्तावेजाचा अनुक्रमांक: ववड1-4013-2018

दस्तावेजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: हुझैफा खांजिवाला

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1660.00
पृष्ठांची संख्या: 83	

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एकूण: रु. 31660.00

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आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:20 PM ह्या वेळेस मिळेल.

Sub Registrar Shivandi 1

वाजार मूल्य: रु.5413825.2 /-

मोवदला रु.3900000/-

भरलेले मुद्रांक शुल्क : रु. 325100/-

सह दुय्यम निघटक भिवंडी-१

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001328052201819E दिनांक: 16/05/2018

वैकिचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1660/-