

24/12/2018 3 14:48 PM

वस्त गोपवारा भाग-2

उहज-3

दस्त क्रमांक:9939/2018

दस्त क्रमांक :उहज3/9939/2018

दस्ताचा प्रकार :-भाडेपट्ट्याचे हस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सोनीनुभार भीमराव सूर्यवंशी पत्ता:-, -, --, रूम नं. 203, फ्लॉट नं. 28, साई ट्रिप्टी अपार्टमेंट, बालाजी मंदिर जवळ, शिवगंगा नगर, अंबरनाथ पूर्व, अंबेऱणाटू: दक्षिण, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AVZPS3889H	लिहून देणार वय :-41 स्वाक्षरी:-		
2	नाव:ज्योती सचिन सूर्यवंशी पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 203, फ्लॉट नं. 28, साई ट्रिप्टी अपार्टमेंट, बालाजी मंदिर जवळ, शिवगंगा नगर, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BWIPS4818K	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:मेसर्स रोशनी एंटरप्राईजेस तर्फे भागीदार श्री. कौस्तुब शेखर लटके यांचे तर्फे कु. सु. धारक म्हणून श्री. चिराग बाळकृष्ण साळुंके, पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 519, द ग्रेट इस्टर्न गल्लेरी, सेक्टर - 04, नेरूळ, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:DIYPS8784N	लिहून देणार वय :-25 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्ट्याचे हस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:24 / 12 / 2018 02 : 47 : 29 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संतोष वशदेव चावरा वय:59 पत्ता:योगीधाम कल्याण प पिन कोड:421301		
2	नाव:संतोष शरदचंद्र फडणीस वय:52 पत्ता:अंबरनाथ पु पिन कोड:421501		

शिक्का क्र.4 ची वेळ:24 / 12 / 2018 02 : 48 : 21 PM

शिक्का क्र.5 ची वेळ:24 / 12 / 2018 02 : 48 : 46 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 3

EPayment Details.

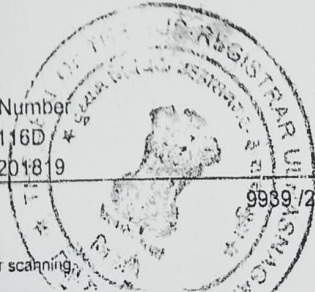
sr.	Epayment Number
1	2412201801116
2	MH009631325201819E

Defacement Number
2412201801116D
0005358052201819

उहज - ३

दस्त क्र. ९९ ३९/२०१८

९९ ९२



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.

9939/2018

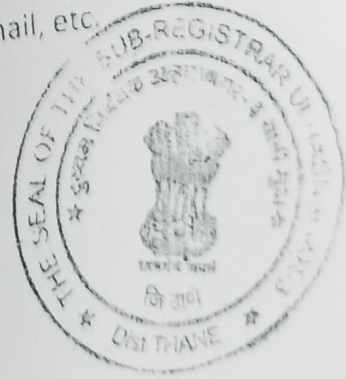
## Industrial Amenities

### Unit Amenities

- 1) Total Kota or equivalent flooring surfaces with skirting
- 2) Decorative rolling shutters
- 3) Staircase provision for loft for Lower Ground and Ground floor
- 4) Heavy gauge aluminium sliding (wherever applicable)
- 5) Gypsum finished walls with quality painting
- 6) Full dado tiles in all toilets with Jaquar or equivalent plumbing fittings
- 7) Electricity:- 3 Phase meter connection up to 10. HP
- 8) Concealed plumbing with quality fittings and concealed electrification

### Common Amenities

- 1) Steadfast security
- 2) World class technology
- 3) 24/7 CCTV surveillance systems
- 4) Fire-fighting systems as per MIDC approval
- 5) Lifts and staircases with spacious lobbies
- 6) Decorative elevation
- 7) Free Wi-Fi Zone
- 8) Exclusive G-Portal to list businesses, their services and products along with paid supports like Website, hosting, E-mail, etc.



उहज - ३	
दस्त क्र. ११३ ९/२०१८	
१०२	१२





# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700002123

Project: *Gnp Galaxy Phase - II Plot Bearing / CTS / Survey / Final Plot No.: MIDC PLOT - F-4/1 AND F-4/2  
Ambarnath(M Cl), Ambarnath, Thane, 421503;*

1. Roshni Enterprises having its registered office / principal place of business at Tehsil: *Thane, District: Thane, Pin: 400706.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

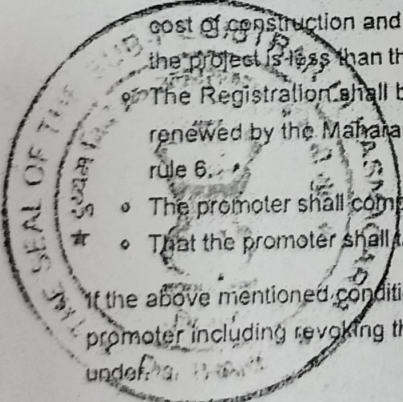
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 31/07/2017 and ending with 31/01/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



33-1-3
33.0232/199C
69 22

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/31/2017 1:25:21 PM

Dated: 31/07/2017  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

## Declaration

I, Sachin Suryawanshi having address at Sai Drishti Apts, Room No 203, Plot No 28, Near Balaji Mandir, Shivganga Nagar, Ambernath East 421501 have been allotted Unit No.4, Floor Second in our Project "GNP GALAXY" PHASE II ZONE 4 at Plot No. F-4/1 & f-4/2 in Ambernath Industrial Area within the Village limits of Kansai, Tal. Ambernath

Do hereby solemnly declare that I have no Objection in respect of subsequent amendments or changes being carried out by **M/s ROSHNI ENTERPRISES** in respect of the proposed construction and development of "GNP GALAXY" PHASE II ZONE 4 at Plot No. F-4/1 & f-4/2 n Ambernath Industrial Area, Ambernath

The above declaration is with regards to Paragraph No.13 (b) viiof the proposed agreement of Assignment by and between me and M/s. Roshni enterprises which states:

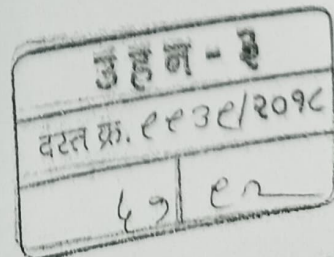
The Assignors are entitled to utilize any additional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I. due to changes in Development Rules or under any Law by constructing additional premises on the ground floor or additional floors on the building/s constructed by them or by constructing one or more separate building/s on the said Plot. The Assignors shall be entitled to use/consume the aforesaid additional F.S.I. till the registration of the Society or any form of organization and execution of Deed of Assignment in its favour.

I hereby undertake to not make any claims in respect of subsequent changes/amendments in plans of development of the said projects.

Mr. Sachin Suryawanshi

Address: Sai Drishti Apts, Room No 203, Plot No 28, Near Balaji Mandir, Shivganga Nagar, Ambernath East 421501

Pan/ Aadhar card No: AVZPS3889H / 5171 8074 6834



*[Handwritten signatures]*



M/S. ROSHNI ENTERPRISES, PLOT NO. F-4/1 & F-4/2, MIDC AMBERNATH

BUILT UP AREA STATEMENT OF INDUSTRIAL BUILDINGS NO. 1 TO 5

SR. NO.	FLOORS	AREA IN SQM					SUB. STATION	EXCESS AREA COUNT IN FSI	TOTAL BUILT UP AREA
		BLDG. NO. 1	BLDG. NO. 2	BLDG. NO. 3	BLDG. NO. 4	BLDG. NO. 5			
1	LOWER GR. FLOOR	2233.43	2233.43	2233.43	2172.82	737.77	338.14	9949.02	
2	GROUND FLOOR	1570.26	1570.26	1570.26	2398.74	737.77		7847.29	
3	FIRST FLOOR	1570.26	1570.26	1570.26	2405.27	737.77		7853.82	
4	SECOND FLOOR	1570.26	1570.26	1570.26	2377.27	737.77		7825.82	
5								220.21	
6	TOTAL	6944.21	6944.21	6944.21	9354.1	2951.08	338.14	220.21	35696.16

UP TO DATE BUILT UP AREA STATEMENT OF COMMERCIAL BUILDINGS

SR. NO.	FLOORS	AREA IN SQM			EXCESS AREA COUNT IN FSI	TOTAL BUILT UP AREA
		COMM. BLDG.	COMM. BLDG.	COMM. BLDG.		
1	GROUND FLOOR	3479.98	555.96			4035.94
2	FIRST FLOOR	3043.29	555.96			3599.25
	SECOND FLOOR	3753.14	167.33		38.11	3920.47
	TOTAL	10276.41	1279.25		38.11	11593.77

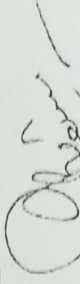
उपलब्ध - ३  
 दिनांक: २२/०९/२०१८  
 ५१/२



*(Signature)*  
 Executive Engineer,  
 Special Planning Authority  
 MIDC Civil Division  
 Ambernath

### AREA STATEMENT

1	PLOT AREA	38655 Sqm
		COMMERCIAL 20% 38655 X 20% 7731 Sqm
2	PERMISSIBLE PROPORTION - COMMERCIAL & INDUSTRIAL USE ( 20 : 80 ) OF 1	INDUSTRIAL 80% 38655 X 80% 30924 Sqm
3	PERMISSIBLE FSI	1.50
4	PERMISSIBLE BUILT UP AREA ( 2X3)	46386.00 Sqm
5	APPROVED BUILT UP AREA	11079.49 Sqm
6	PROPOSED BUILT UP AREA	514.28 Sqm
7	TOTAL UP TO DATE BUILT UP AREA( 5+6)	33696.16 Sqm
8	FSI CONSUMED	1.08



Executive Engineer  
Special Planning Authority  
M.I.D.C., Civil Division  
Ambarnath.



उपम - ३
दस्त क्र. १३८/२०१८
<div style="display: flex; justify-content: space-around; width: 100%;"> <span>५०</span> <span>१२</span> </div>







B. The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans vide letter No. B-81724 dt. 28/05/2018 from the office of the Executive Engineer is to be treated as combined approval.

3) This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

i) Industrial Safety and Health Department, Govt of Maharashtra.

ii) Explosive Department, Govt. of India.

iii) Food & Drugs Department, Govt. of Maharashtra.

iv) Provisional Fire NOC for Commercial Building A

4) The plot holder shall obtain prior Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd. 14. 09. 2006 and its subsequent amendments'.

5) You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.

6) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.

7) For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain, as may be approved by the Executive Engineer, shall be provided.

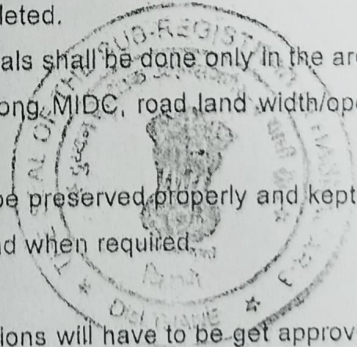
8) Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.

9) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.

10) The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.

11) No tube well, bore well or open well shall be dug.

12) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.



385-3	
वर्ष २०१८ २३६२०९८	
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**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)



**"Combined Approval"**

No.EE/AMB/ F-4/1&F-4/2 /B – 88188 /of 18,  
Office of the Executive Engineer,  
MIDC, (Civil) Division Ambernath.  
Date: - 31 / 05 /2018

To,  
M/s. Roshni Enterprises ,  
Plot No. F-4/1&F-4/2, Kansai  
MIDC Industrial Area,  
Ambernath.

Sub :- 1] Additions to previously approved Building Plans of Commercial Building A  
2] Drainage Plan Approval

Ref :- 1] Your application Dt. 28 /12 /2017 complied on 28/05/2018

Dear Sir,

You have submitted application for expansion building plan of commercial building A

Above application are examined and following approvals are hereby granted...

**A] Expansion Building Plan Approval**

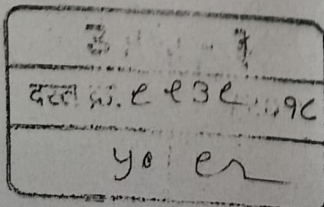
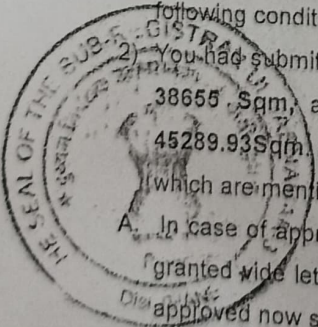
Since you have paid following .....

- I) Development charges, amounting to Rs. 1,92,000 /- vide Receipt No. GL 19098669 dt. 30/05/2018.
- II) Scrutiny fees, amounting to Rs. 6,400/- vide Receipt No. GL 19098669 dt. 30/05/2018.

1) The set of expansion plans of commercial Building A , received from you vide your letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

2) You had submitted plans and drawings for ---- Sqm of plinth area for the plot area of 38655 Sqm, at present this office has approved plans for total up to date 45289.93 Sqm of built up area. This office has approved 3 Nos. of drawing details of which are mentioned on the accompanying statement.

A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. --- dt. --- by this office is treated as cancelled. The drawings approved now supercede previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.





आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 ज्योती सचिन सुर्यावंशी  
 JYOTI SACHIN SURYAWANSHI  
 बाबन जैराम मान्यार  
 BABAN JAIRAM MANIYAR  
 10/07/1977  
 Permanent Account Number  
 BWIPS4818K  
 Signature  


*[Handwritten signature]*

भारत सरकार  
 GOVERNMENT OF INDIA  
 ज्योती सचिन सुर्यावंशी  
 Jyoti Sachin Suryawanshi  
 जन्म वर्ष / Year of Birth : 1977  
 स्त्री / Female  
  
 3514 4562 3680  
 आधार — सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA  
 सचिनकुमार भिमराव सुर्यावंशी  
 Sachinkumar Bhimrao Suryawanshi  
 जन्म वर्ष / Year of Birth : 1977  
 पुरुष / Male  
  
 5171 8074 6834  
 आधार — सामान्य माणसाचा अधिकार

*[Handwritten signature]*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA  
 सचिनकुमार B सुर्यावंशी  
 SACHINKUMAR B SURYAWANSHI  
 भिमराव यशवंत सुर्यावंशी  
 BHIMRAO YASHWANT SURYAWANSHI  
 30/04/1977  
 Permanent Account Number  
 AVZPS3888H  
 Signature  




उद्भव - ३  
 दस्त क्र. e3e/209c  
 २५ ९२




**भारत सरकार**  
**GOVERNMENT OF INDIA**



ज्योती सचिन सुर्यवंशी  
 Jyoti Sachin Suryawanshi  
 जन्म वर्ष / Year of Birth : 1977  
 स्त्री / Female



3514 4562 3680

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आधार — सामान्य माणसाचा अधिकार



*[Handwritten Signature]*

**भारतीय विनिश्चय आयोग शासक**  
**INDIAN CERTIFICATION AUTHORITY OF INDIA**

Address: ROOM NO. 203, PLOT NO. 28, SAI DRISHTI APT, NEAR BALAJI MANDIR, SHIVGANGA NAGAR, Ambarnath, Ambarnath, Thane, Maharashtra, 421501



3514-2  
 दस्त क्र. १३१२५८



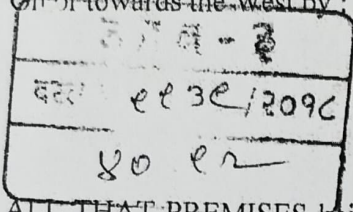
District Ambernath/Ulhasnagar, District and Registration District Thane, within the limits of Ambernath Municipal Council, containing by admeasuring 38,655 Sq. Mtrs. or thereabout and bounded as under that is to say:-

On or towards the North by : Kalyan Badlapur Road( R/W 30.00 Mtr.)

On or towards the South by: Plot No.F-5A/1, F-5A/7,&F-5A/8,

On or towards the East by: MIDC Road(R/W 25.00 Mtr.)

On or towards the West by : MIDC boundary.



**SCHEDULE A**

**THE SAID UNIT**

ALL THAT PREMISES being Industrial Unit bearing No. 04 on the **Second Floor** of Building to be known as "ZONE NO. 4" (hereinafter referred to as 'the said Building') of "GNP GALAXY PHASE II" having Carpet Area of **50.77** Square Meters equivalent to **546.48** sq.ft. Constructed on the said property more particularly described in the Schedule hereinabove written.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

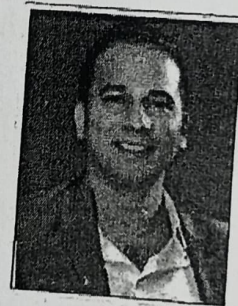
**Assignor:**

M/S ROSHNI ENTERPRISES

Through its Partner

MR. KAUSTUB SHEKHAR LATKE

*Kaustub*



SIGNED AND DELIVERED BY THE WITHIN NAMED

**Assignees:**

1. Mr. Sachinkumar Bhimrao Suryawanshi

*Sachinkumar*



2. Ms. Jyoti Sachin Suryawanshi

*Jyoti*



WITNESSES:

1. Name SANTOSH V CHHABRA

Signature *Santosh*



2. Name Bansal S. Fadnis

Signature Fadnis S.S.



33. The Assignors shall have the right to designate any space in the said Plot to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the said Plot. The Assignors shall also be entitled to designate any space in the said Plot to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Plot and the buildings constructed thereon.

**34. JOINT ASSIGNEESS**

That in case there are Joint Assignees all communications shall be sent by the Assignors to the Assignees whose name appears first and at the address given by him/her which shall for all intents and purposes to be consider as properly served on all the Assignees.

**35. Stamp Duty and Registration**

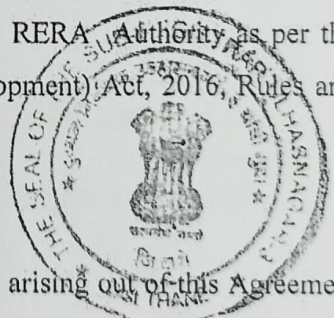
The charges towards stamp duty and Registration of this Agreement shall be borne by the Assignees.

**36. Dispute Resolution**

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

**37. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai High courts will have the jurisdiction for this Agreement.



THE SCHEDULE ABOVE REFERRED TO

THE SAID PLOT

उपन-३	
३९३९/२०१८	
३९	९२

ALL THAT piece or parcel of land known as Plot No. F-4/1 & f-4/2 in Ambemath Industrial Area within the Village limits of Kansai, Tal. and Registration Sub-

*[Handwritten signatures]*

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Assignors hereby agree to assign and the Assignees hereby agrees to acquire/ accept the assignment of the said Unit at or for the consideration in the manner appearing hereinafter.

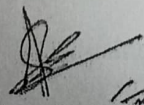
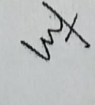
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Assignors are entitled to construct 1 Commercial Building and 5 Industrial buildings to be known as Zone buildings on the said Plot to be known as 'GNP GALAXY' in phase wise manner. In the Second Phase, the Assignors intend to construct one industrial building comprising Lower Ground Floor + Ground Floor + 2 Upper Floors to be known as 'Zone No.4', on the portion of the said Plot shown on the plan thereof hereto annexed & marked as Annexure 'B' by crossed lines which is the subject matter of these presents.

PROVIDED THAT the Assignor shall have to obtain prior consent in writing of the Assignees in respect of variations or modifications which may adversely affect the Unit of the Assignees except any alteration or addition required by any Government authorities or due to change in law.

1.(a) (i) The Assignees hereby agrees to accept the assignment of the unit from the Assignors and the Assignors hereby agree to assign to the Assignees Industrial Unit bearing No.04 on **Second Floor** of the Industrial Building comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors to be known as "ZONE NO. 4" (hereinafter referred to as 'the said Building') of 'GNP GALAXY Phase II' having Carpet Area of 50.77 square meters equivalent to 546.48 sq.ft. The Carpet Area, Exclusive Areas, External Walls & Internal Partition Walls shall have the meaning ascribed to it in Recital above (hereinafter referred to as 'the said Unit) as shown on the floor plan hereto annexed and marked as Annexure 'B-1' and more particularly described in Schedule 'A' hereunder written) for the consideration of Rs.28,99,350/- (Rupees Twenty Eight Lakh Ninety Nine Thousand ~~Three Hundred Fifty~~ Only).

(b) The total aggregate consideration amount for the Unit is thus Rs.28,99,350/- (Rupees Twenty Eight Lakh Ninety Nine Thousand Three Hundred Fifty Only).

 10  




“the said Act”) with Real Estate Regulatory Authority at Mumbai No. P51700002123, the copy is attached as Annexure “E”;

AND WHEREAS on demand from the Assignees, the Assignors have given inspection to the Assignees of all the documents of title relating to the said Plot, building plans, designs and specifications prepared by the Architects, Creations, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules made there under.

AND WHEREAS the copies of the plans of the Layout as approved by the said Planning Authority have been annexed hereto and marked as Annexure “B”.

AND WHEREAS the copies of plans and specifications of the premises have been agreed & accepted by the Assignees as sanctioned and approved by the said Planning Authority & have been annexed and marked as Annexure “B-1”;

AND WHEREAS the Assignors have got some of the approvals from the said Planning Authority to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building/s.

AND WHEREAS while sanctioning the said plans, the said Planning Authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Assignors while developing the said property and the said building and upon due observance and performance of which only the completion and Occupancy Certificates in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS the Assignors have accordingly commenced construction of the Industrial Building in accordance with sanctioned plans.

AND WHEREAS the Assignees/s has applied to the Assignors for allotment of an Industrial Unit bearing No. **04 on Second Floor** in Industrial Building comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors to be known as “ZONE NO. 4” (hereinafter referred to as ‘the said Building’) being constructed in GNP GALAXY PHASE II (hereinafter referred to as ‘the said Unit’) to be/being constructed on the said Plot.

GNP GALAXY PHASE II	
(hereinafter referred to as 'the said Unit')	
to be/being constructed on the said Plot.	
72	er

Industrial Units on the remaining portion of the said Plot. The Assignors have consumed 1.5 FSI.

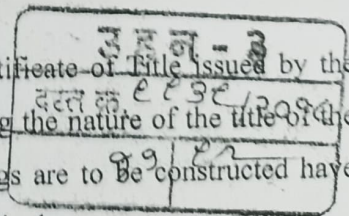
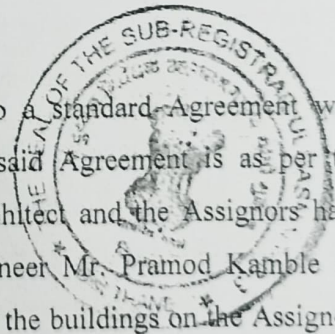
AND WHEREAS the Assignors have availed Term Loan facility of Rs. 2500 Lacs from Punjab National Bank (hereinafter referred to as 'the said Bank') for carrying out development of the said Plot and for that purpose mortgage the said Plot together with the premises that shall be constructed thereon as a collateral security for payment of loan amount along with interest thereupon availed by the Assignors vide Deed of Simple Mortgage dated 20/12/2017, registered with the Office of the Sub Registrar of Assurances at Thane under Sr. NO. 17729/2017, executed by and between the Assignors along-with six other Mortgagors and the said Bank upon the terms and conditions contained therein pursuant to and in accordance with the terms and conditions of letter dated 27/06/2017.

AND WHEREAS the Assignors are now desirous of transfer and assign lease hold rights of the Industrial premises situated in the Industrial Building which is subject matter of these presents comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors to be known as "ZONE NO. 4" which is being constructed on the said Plot under the Second Phase of development (hereinafter referred to as 'the said Building') and are entering into separate agreements for assignment of such premises with various Assignees/s on similar terms and conditions as herein contained (save and except and/or to such modifications as may be necessary or considered desirable by the Assignors);

AND WHEREAS the Assignors have entered into a Standard Agreement with Creations, Architect & Interior Designer and the said Agreement is as per the prescribed format prescribed by the Council of Architect and the Assignors have also appointed RCC specialist and Structural Engineer Mr. Pramod Kamble for preparation of the structural designs and drawings of the buildings on the Assignors accepting the professional supervision of the Architects and the Structural Engineers till the completion of the buildings.

AND WHEREAS an authenticated copies of the certificate of Title issued by the Advocate of the Assignors and, transfer order showing the nature of the title of the Assignors to the said Plot on which the said buildings are to be constructed have been annexed hereto and marked as "C" & "D" respectively.

AND WHEREAS the Assignors has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as



*[Handwritten signature]* 7 *[Handwritten signature]*



units and the Special Planning Authority of the Lessor (hereinafter referred to as 'the said Planning Authority') by and under its sanction and permit bearing No.EE/AMB/F-4/1 & F-4/2/A-89546 of 2017, dated 09/03/2017 and No.EE/AMB/F-4/1 & F-4/2/B-81724 of 2018, dated 28/05/2018 and No.EE/AMB/F-4/1 & F-4/2/B-88188 of 2018, dated 31/05/2018 has granted permission for construction of 1 Commercial Building comprising of Basement + Ground + 2 Upper Floors on a portion of the said Plot and 5 Industrial Zones i.e. 5 Zones comprising of Lower Ground + Ground + 2 Upper Floors on the remaining portion of the said Plot. Upper Floors of the said Structures will be consisting of various units/galas as per the said plans and specifications (hereinafter referred to as "the said sanctioned plan"). The copy is attached as Annexure "A";

AND WHEREAS the said Lease Deed is still valid and subsisting and there has no commission of breach of any covenant and condition of the said Lease Deed by the Assignors.

AND WHEREAS, thus the Assignors accordingly seized and possessed of or otherwise well and sufficiently entitled to the leasehold rights in respect of said Plot more particularly described in the Schedule hereunder written and entitled to develop the said Plot in the aforesaid manner.

AND WHEREAS, the Assignors intend to construct 1 Commercial Building and 5 Industrial Zones on the said Plot to be known as "GNP GALAXY" in the phase wise manner. In the First Phase the Assignor intends to construct 1 Commercial Building comprising of Basement + Ground + 2 Upper Floors on a portion of the said Plot and in the Second Phase, the Assignor intend to construct Industrial Buildings to be known as Zone No.4 comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors consisting of Industrial Units and in the Third Phase, the Assignor intend to construct Industrial Buildings to be known as Zone No.3 comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors consisting of Industrial Units and in the Fourth Phase, the Assignor intend to construct Industrial Buildings to be known as Zone No.2 comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors consisting of Industrial Units and in the Fifth Phase, the Assignor intend to construct Industrial Buildings to be known as Zone No.1 comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors consisting of Industrial Units and in the Sixth Phase, the Assignor intend to construct Industrial Buildings to be known as Zone No.5 comprising of Lower Ground Floor + Ground Floor + 2 Upper Floors consisting of

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*[Handwritten signature]*  
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*[Handwritten signature]*



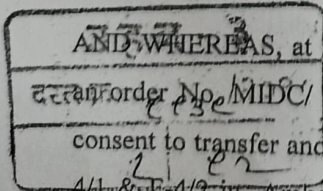
Industrial Area admeasuring about 36,849 Sq. Mtrs. with M/s. NICHOLAS LABORATORIES INDIA LTD. and to transfer and assign the leasehold rights in respect of the said Plot No. F-4/2 in the Ambernath Industrial Area admeasuring about 1806 Sq. Mtrs. in favour of M/S. SUPER PHARMA PVT. LTD., by charging Rs.1,57,200/- (Rupees One Lacs Fifty Seven Thousand Two Hundred only) towards the Differential Premium. Subsequently, the parties have also executed the Deed of Assignment between them on 29/09/2007 as per the condition mentioned in the said transfer order.

AND WHEREAS, by the Scheme of Amalgamation which was sanctioned by the Court, M/s. NICHOLAS LABORATORIES INDIA LTD. had change the name from M/s. NICHOLAS LABORATORIES INDIA LTD. to M/s. NICHOLAS PIRAMAL INDIA LTD. and M/s. SUPER PHARMA PVT.LTD. was amalgamated with M/s. NICHOLAS PIRAMAL INDIA LTD. Subsequently, the Lessor took note vide letter dated 14/02/2008 of the said change in name and amalgamation in its record and transferred and assigned the lease hold right in respect of the said plot No. F-4/1 and F-4/2 in Ambernath Industrial Area in favour of M/s. NICHOLAS PIRAMAL INDIA LTD.

AND WHEREAS, subsequently the name of M/s. NICHOLAS PIRAMAL INDIA LTD. has been changed from M/s. NICHOLAS PIRAMAL INDIA LTD. to M/S. PIRAMAL HEALTH CARE LTD. as is evident from the fresh incorporation certificate issued on 13/05/2008 by the Assistant Registrar of Companies, Mumbai under the provision of Section 23 (1) of the Companies Act 1956. The Lessor has taken a note of the said change in the name of the Company in its record;

AND WHEREAS, the name of M/S. PIRAMAL HEALTH CARE LTD. has been changed from M/S. PIRAMAL HEALTH CARE LTD. to M/S. PIRAMAL ENTERPRISES LTD. as is evident from the fresh Incorporation Certificate issued on 31/07/2012 by the Assistant Registrar of Companies, Mumbai under the provision of Section 23 (1) of the Companies Act 1956. The Lessor has taken a note of the said change in the name of the Company in its record (hereinafter referred to as 'the said Company');

AND WHEREAS, at the request of the said company (define above) the Lessor by order No. MIDC/RO-2/AMB/F-4/1&F-4/2/4339, dated 28/12/2015 granted its consent to transfer and assign the leasehold rights in respect of the said Plot Nos. F-4/1 & F-4/2 in Ambernath Industrial Area admeasuring about 38655 Sq. Mtrs. in



4



within the Village limits of Kansai, Tal. and Registration Sub- Dist. Ambernath, Dist. and Registration Dist. Thane, within the limits of Ambernath Municipal Council, containing by admeasuring 38,655 Sq. Mtrs. more particularly described in the First Schedule therein and the Schedule hereunder written and subject to the covenants and conditions contained in the said First Agreement (hereinafter referred to as "the said plot")

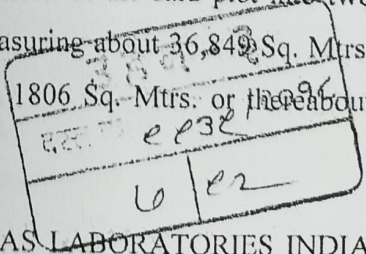
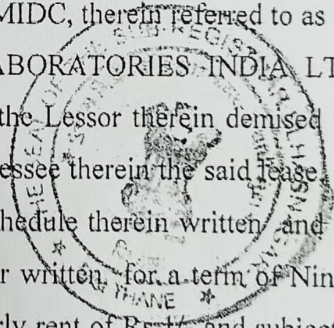
AND WHEREAS, M/S. INDIAN SCHERING LTD. has in the year 1981 or thereabout constructed factory building thereon having total built-up area of 1463 Sq. Mtrs. and thereafter obtained Building Completion Certificate from the Planning Authority of the Lessor to that effect (hereinafter called as "the said factory building");

AND WHEREAS, subsequently, the name of the M/S. INDIAN SCHERING LTD. was changed from M/s. INDIAN SCHERING LTD. to M/s. NICHOLAS LABORATORIES INDIA LTD. as is evident from the fresh incorporation certificate dt.27/09/1979 issued by the Assistant Registrar of Companies, Mumbai, under the provision of Section 23 (1) of the Companies Act 1956. The Lessor has taken the note of the said change in the name of the company in its record;

AND WHEREAS, by an Indenture of Lease dated 11/08/1988 (hereinafter referred to as 'the said First Lease Deed') made between the MIDC, therein referred to as the Lessor of the One Part and M/s NICHOLAS LABORATORIES INDIA LTD. therein referred to as the Lessee of the Other Part, the Lessor therein demised the said plot by way of lease unto and in favour of the Lessee therein the said lease, the said Plot, more particularly described in the First Schedule therein written and the same being also described in the Schedule hereunder written, for a term of Ninety Five years computed from the 01/08/1965 at the yearly rent of Rs.1/- and subject to the covenants and conditions contained in the said First Lease Deed.

AND WHEREAS, at the request of M/s. NICHOLAS LABORATORIES INDIA LTD., the Lessor granted its permission for sub-division of the said plot into two plots which are re-designated as Plot No.F-4/1 admeasuring about 36,849 Sq. Mtrs. or thereabout and Plot No.F-4/2 admeasuring about 1806 Sq. Mtrs. or thereabout including the structure of Building.

AND WHEREAS, at the request of M/S. NICHOLAS LABORATORIES INDIA LTD., the Lessor by an order No. MIDC/D-VIII/AMB/F-4/L/4887, dated 22/05/1989 granted its consent to retain the Plot No.F-4/1 in the Ambernath



*[Handwritten signatures and initials]*



BETWEEN

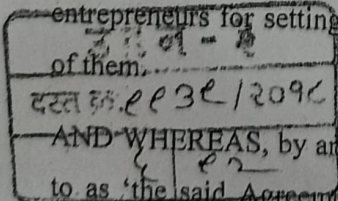
M/s ROSHNI ENTERPRISES, PAN NO:- AASFR6639Q,a Partnership Firm registered under the provisions of the Partnership Act, 1932, having their office at 519, The Great Eastern Galleria, Sector-04, Nerul, Navi Mumbai- 400 706, , through its Partner SHRI KAUSTUB SHEKHAR LATKE, hereinafter referred to as the "ASSIGNORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being constituting the said Firm M/s Roshni Enterprises, survivor or survivors of them and the heirs, executors and administrators of such last survivor)of the First Part,

AND

1) MR.SACHINKUMAR BHIMRAO SURYAWANSHI, Age 41 years, Indian, PAN NO:-AVZPS3889H, 2) Ms. JYOTI SACHIN SURYAWANSHI, Age 41 years, Indian, PAN No. BWIPS4818K, both residing at Room No. 203, Plot No. 28, Sai Drishti Apartment, Near Balaji Mandir, Shivganga Nagar, Ambemath (E) 421501 hereinafter referred to as the "ASSIGNEES" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns) of the Second Part,

WHEREAS, Maharashtra Industrial Development Corporation (MIDC) (hereinafter referred to as 'the Lessor') 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. Ambemath Industrial Area is one of them.

AND WHEREAS, by an Agreement to Lease dated 24/08/1965 (hereinafter referred to as 'the said Agreement') made between the Lessor of the One Part and M/S. INDIAN SCHERING LTD., of the other part, the Lessor agreed to grant to M/S. INDIAN SCHERING LTD., upon the performance and observance by it of the obligations and conditions contained in the said First Agreement, a lease of ALL THAT piece or parcel of land known as Plot No. F-4 in Ambemath Industrial Area



*[Handwritten signatures and initials]*





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दस्तावे. ११३५२०१८	
५	२

Village :- KANSAL,  
TALUKA :- AMBERNATH.  
Building Name :- GNP GALAXY, ZONE - 4, PHASE - II  
Industrial Shop/  
Apartment/Unit No. :- 04, SECOND FLOOR,  
Carpet Area :- 50.77 SQ. MTRS.  
Actual Value :- 28,99,350/-  
Market Value :- 27,89,500/-

**AGREEMENT FOR ASSIGNMENT**

**THIS AGREEMENT FOR ASSIGNMENT** made and entered in to at Ambernath  
on this 24<sup>th</sup> day of Dec 2018

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		24 December 2018, 01:10:53 PM	
Valuation ID	201812242268	उठन3	
मूल्यांकनाचे वर्ष	2018		
जिल्हा	ठाणे		
मुल्य विभाग	तालुका : अंबरनाथ		
उप मुल्य विभाग	8/27.ब) मीजे कानसई - उल्हासनगर - बदलापुर राज्य रस्त्याच्या आणि कल्याण पुणे रेल्वे लाईन या मधील सर्व भाग ( कानसई भाग, कोहाज खुटवली, मोरीवली भाग )		
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक	
वार्षिक मुल्य दर तक्त्यानुसार मुल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
7460	32400	43600	54200
			औद्योगिक
			43600
			गौजमायनाचे एकक चौ रूटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	60.924चौ. मीटर	मिळकतीचा वापर-	औद्योगिक गाळा
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	नाही	मजला -	0
			मिळकतीचा प्रकार-
			बांधीव
			मुल्यदर/बांधकामाचा दर-
			Rs.43600/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मुल्यदर	= (वार्षिक मुल्यदर * घसा-यानुसार टक्केवारी ) * मजला निहाय घट/वाढ		
	= (43600 * (100 / 100 ) ) * 100/100		
	= Rs.43600/-		
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र		
	= 43600 * 60.924		
	= Rs.2656286.4/-		
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + शिफार्याचे मुल्य + मेहेंसईन मजला क्षेत्र मुल्य + सगळ्या गळीचे मुल्य + वरील गळीचे मुल्य + बंदस्त वाहन हळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदस्त बाल्कनी		
	= A + B + C + D + E + F + G + H + I		
	= 2656286.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.2656286.4/-		

Home Print



उठन - ३  
 वरत त. ०८३८/२०१८  
 १/१२





24/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 9939/2018

नोंदणी :

Regn:63m

गावाचे नाव : कानसई

(1)विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2)मोबदला	2899350
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2789500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: , इतर माहिती: मीजे - कानसई,अंबरनाथ इंडस्ट्रीयल विभाग,तालुका अंबरनाथ,जिल्हा ठाणे येथील प्लॉट नं. एफ - 4/1 आणि एफ 4/2,जीएनपी गेलेक्सी मधील इंडस्ट्रीयल युनिट नं. 04,दुसरा मजला,झोन नं. 4, फेज 2,क्षेत्र. 50 77 चौ. मी. कार्पेट ( ( Plot Number : F 4/1 and F 4/2 ; ) )
(5) क्षेत्रफळ	1) 50.77 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सेसर्स रोशनी एंटरप्राइजेस तर्फे भागीदार श्री. कौस्तुब शेखर लटके यांचे तर्फे कु. सु. धारक म्हणून श्री. चिराग बाळगुण साळुंके, वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 519, द.शेट:इस्टर्न गल्लेरी, सेक्टर - 04, नेरूळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-DIYPS8784N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिनकुमार भीमराव सूर्यवंशी वय:-41; पत्ता:-, -, -, रूम नं. 203, प्लॉट नं. 28, साई ट्रिप्टी अपार्टमेंट, बालाजी मंदिर जवळ, शिवगंगा नगर, अंबरनाथ पूर्व, आंबेन्गाद: दक्षिण, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421501 पॅन नं:-AVZPS3889H 2): नाव:-ज्योती सचिन सूर्यवंशी वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं. 203, प्लॉट नं. 28, साई ट्रिप्टी अपार्टमेंट, बालाजी मंदिर जवळ, शिवगंगा नगर, अंबरनाथ पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-BWIPS4818K
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2018
(10)दस्त नोंदणी केल्याचा दिनांक	24/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	9939/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	145000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29000
(14)धेरा	



सह दुय्यम निबंधक क्र. 3  
उल्हासनगर 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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.