

पावती क्र.: 8249 दिनांक: 23/09/2014

गावाचे नाव: मजास

दस्तऐवजाचा अनुक्रमांक: वदर9-7174-2014

दस्तऐवजाचा प्रकार : सप्लीमेंट्री अॅग्रीमेंट

सादर करणाऱ्याचे नाव: राजा नारायण मसंड (एच यू एफ)

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

एकूण:

रु. 31060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 10:11 AM ह्या वेळेस मिळेल.

सह. दु. नि. अंधेरी ३

बाजार मूल्य: रु. 10123500 /-

मोबदला: रु. 11000000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह. दु. नि. अंधेरी-३,

मुंबई उच्च न्यायालय.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001620125201415M दिनांक: 05/07/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1060/-

Masand

REGISTERED ORIGINAL DOCUMENT

COVERED ON... 23/9/2014

UNIT-4



CHALLAN  
MTR Form Number-6

DEFACED FOR RS: 30000.00

GRN	MH00162012121415	AMOUNT	30000.00	DATE	05/07/2014	Form ID	25.1
Department	Inspector	Number of Registration	30000.00	Payer Details			
Type of Payment	Sr.No. Deface No. 0001798254201415	Registration Fees		TAX ID (If Any)			
(Amt.in words: Thirty Thousand Rupees Only)		Ordinary Collections IGR		PAN No. (If Applicable)			
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR		Full Name	Rala N Masand HUF			
Location	MUMBAI		Flat/Block No.	76 79			
Year	2014-2015 One Time		Premises/Bulding				
Account Head Details		Amount in Rs.	Road/Street	146 Sq Mtr Carpet			
0030063301 Amount of Tax		30000.00	Area/Locallity	Jogeshwari			
			Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)	PAN2=-PN=Ms Dhote Offset Technokraf ts Pvt Ltd-CA=			
			Amount In	Thirty Thousand Rupees Only			
Total	30000.00		Words				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	REF No.	00003002014070536177	CK48350181	
Cheque/DD No			Date	05/07/2014-12:10:26			
Name of Bank Validity unknown			Bank-Branch	STATE BANK OF INDIA			
Name of Branch Digitally signed PRAKASH NA CHAVAN Date: 2014.08.28 09:54:42 Reason: Secure Document Location: India			Scroll No. , Date	187 , 07/07/2014			



बदर-९

पुस्तक क्र. १	७९६४	९	५३
२०१४			

Mobile No. : 9223480501





भारतीय स्टेट बैंक  
**State Bank of India**  
The Banker to Every Indian

E-Receipt	
Government of MAHARASHTRA GRAS Department	
Name of the Depositor	Rala N Masand HUF
Government Reference Number	MH001620125201415M
SBI Reference Number	CK48350181
Challan Amount	30000.00
Amount(In Words)	Thirty Thousand Rupees
Transaction Date and Time	05-Jul-2014 12:10:27 PM
Status	Success



बंदर-१			
पुस्तक क्र. १	०९०४	२	५३
२०१४			

मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,  
बांद्रा -कुर्ली संकुल, बांद्रा (पुर्व) मुंबई- ४०० ०५१

जा.क्र.अभि/आदेश 2181/14

दिनांक

25 JUN 2014

{ मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ अन्वये आदेश }

उपरोक्त अभिनिर्णय प्रकरण क्रमांक एडीजे/११००९००/५५३/२०१४ अन्वये पक्षकार Raja Narain Masand(HUF) यांनी दिनांक २८.०५.२०१४ रोजी Supplement Sale Deed चा संलेख अभिनिर्णयाकरिता सादर केलेला आहे. सादर संलेखामधील तपशिल खालील प्रमाणे

संलेख निष्पादनाचा दिनांक	--	Un-Exe
संलेखाचा प्रकार	--	Supplement Sale Deed
संलेख लिहून देणार	--	Dhote Offset Technokrafts Pvt Ltd
संलेख लिहून घेणार	--	Raja Narain Masand(HUF)
संलेखातील मिळकतीचे वर्णन	--	Gala No ०४, , Interlink Industrial Premises CHS Ltd Caves Road,, Jogeshwari(E), तालुका - Andheri, गांव - Majas, सी.टी.एस. क्र./ झोन - ७६ & ७९
क्षेत्रफळ	--	१८८५ Sq. Ft Carpet,
मोबदला	--	रुपये - ११००००००/-

उपरोल्लेखित संलेखातील मालमत्ता. सन २०१४ करीताचे बाजारमूल्य मुंबई मुद्रांक (मालमत्तेचे वास्तव बाजारमूल्य निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच बृहन्मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रक नियमावली आणि बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्र विचारात घेऊन रु. १०१२३५००/- इतके निश्चित करण्यात आले असून त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

बाजार मूल्य	अनुच्छेद	अनुज्ञेय मु.शु.	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.
रु.११००००००/-	२५(b)	रु.५०६१७५/-	रु.५५००००/-	



उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्रांच्या आधारे निष्ठास्वाक्षरीकार खालीलप्रमाणे आदेश देत आहे.

आदेश

- अभिनिर्णयाकरिता सादर केलेल्या संलेखामध्ये देय मुद्रांक शुल्काचा भरणा केलेला असल्यामुळे सादर केलेल्या दस्त यथोचित मुद्रांकीत म्हणून प्रमाणित करण्यात येत आहे.
- प्रस्तुत प्रकरणांत पक्षकारांचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतीची सर्व जबाबदारी संबंधीत पक्षकाराची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.



*Rajalax*

(डी. आर. नवल)

मुद्रांक जिल्हाधिकारी, अंधेरी

प्रती,

- Raja Narain Masand(HUF)  
२१५, ,  
इमारतीचे नांव - High Tech Industrial Estate  
Caves Road, Jogeshwari(E)  
Mumbai - ४०० ०६०

- सह दुय्यम निबंधक अंधेरी -

बंदर-९			
पुस्तक	१००४	३	५३
क्र. १			
२०१४			



बंदर-२			
मु.स.क. क्र. १	७१०४	४	५३
२०१४			



Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
 Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1<sup>ST</sup> FLOOR,  
 BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051

D 035951

RECEIPT FOR PAYMENT TO GOVERNMENT COLLECTOR OF STAMPS, ANDHERI NOT TRANSFERABLE

Receipt No.: CNT-1 ADI- 318 Receipt Date : 20/Mar/2014  
 Received From : RAJA NARAIN MASAND HUF  
 On Account of : ADI FEE 103 (TT)

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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**DELIVERED**

15 MAY 2014

CASH

Rs. 100

Case No.: ADI/1100900/318/2014

Lot Date : Lot Date :

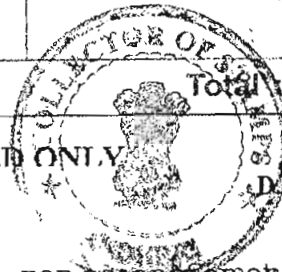


Sr. No.	Description of Stamps / Franking	Quantity	Denom.	Amount (In Rs.)
	Enquiry on Date : 20.3.14			

**DELIVERED**  
15 MAY 2014

बदर-९	
पुस्तक क्र. १	६९७४ ५५३
२०१४	

Rs. Rs. 100.00 Rupees : ONE HUNDRED ONLY



J.N. RANGARI

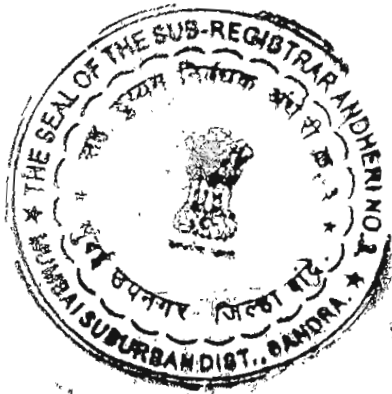
Cashier / Accountant

FOR COLLECTOR OF STAMPS, ANDHERI  
 1<sup>ST</sup> FLOOR MMRDA BLDG, BKC, MUMBAI - 51

/ 25000 / 25 Box / 10-10

RECEIVED

1105 Y/M 1



बंदर-२			
पुस्तक क्र. १	१०७४	३	५३
२०१४			



Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
 Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1<sup>ST</sup> FLOOR.  
 BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

D 035195

RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE

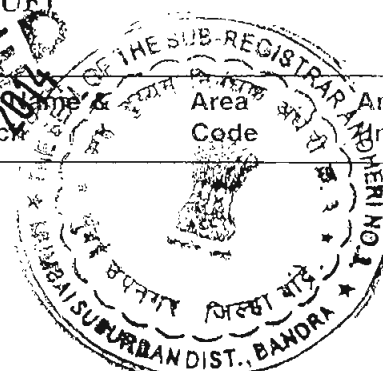
Receipt No.: COLLECTOR OF STAMPS, ANDHERI Receipt Date :

Received From : CNT-1 ADI- 553 28/May/2014

On Account of : RAJU NARAIN MANSAD (HUF)

Mode of Payment DD/PO/CHQ/ RBI-Challan No. ADI FEE 103 (1) Date Bank Name & Branch Area Code Amount (In Rs)

**DELIVERED**  
 30 JUN 2014



CASH

Rs.100

Case No.:

AD.I/1100900/553/2014

Lot Date :

Lot Date :

Total D.O.:

बदर-२			
पुस्तक क्र. १	७२०४	०	५३
			२०२४

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Enquiry on Date : 27-06-14 3 PM TO 5 PM			

**DELIVERED**  
 30 JUN 2014



Rs.

Rupees :

Rs. 100.00

ONE HUNDRED ONLY

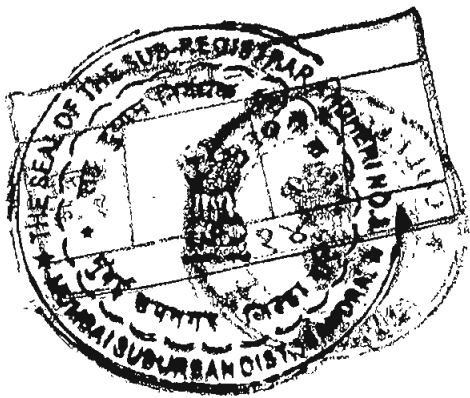
Cashier / Accountant

S. SHINDE  
 Signature / Designation

FOR COLLECTOR OF STAMPS, ANDHERI  
 1ST FLOOR MMRDA BLDG, BKC, MUMBAI - 51

Box / 10-10

बदर-२			
पुस्तक क्र. १	०९७४	L	५३
२०१४			





**THE COSMOS CO-OPERATIVE BANK LTD.**  
FRANKING DEPOSIT SLIP

Customer Copy

Branch: Vile Parel / No.:

Date: 07/10/2013

Pay to: 218857 THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	₹	5,50,000/-
Service Charges	₹	
Total	₹	5,50,000/-

Pan No. :-

In case of Cash deposit of ₹. 50,000/- or more

Name & Address of Stamp duty paying party

RATA NARAIN MASAND HUF

215 Hightech Ind Centre Jogeshwar (E) m-40

Tel. No. / Mobile No.:

Name of the counter party

PHOTO OFFSET TECHNOLOGIES PVT. LTD.

Paramount Estate Foreign (E) m-63

Purpose of Transaction

For Franking Documents

₹ 5,50,000/- 11/10/2013

Cash/DD/Pay Order/Cheque No.

Bank Name RGBS Bank

Branch ...

Purchaser's Signature

(Paying Party)

(For Bank's Use only)

Franking Sr. No. 97368

Tran ID 1941661

For The Cosmos Co-op. Bank

Service Tax Reg. No.  
AAAAT0742KST001

Authorized Signatory

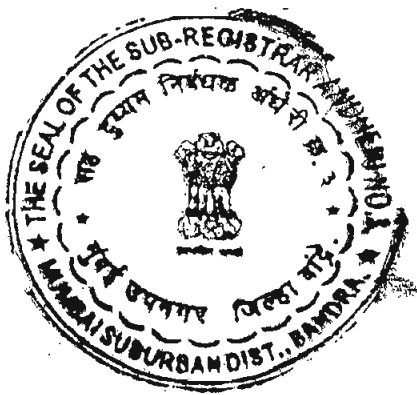


बंदर-९		
पुस्तक क्र. ९	११०४	६/१३
२०१४		

9  
6968  
2098

6968

6968



बंदर-९		
पुस्तक अ. १	०९६४७०	५३
२०१४		



महाराष्ट्र MAHARASHTRA

प्रथम मुद्रांक कार्यालय, मुंबई  
प.सु. वि. क्र. ८००००१४  
25 APR 2014  
सभम अधिकारी

वै. विनायक मंडुरकर

325

Case No. .... Cert.

41 of the Bombay Stamp Act, 1958

No. Adj 11100900/553/2014

KY 540362

Office of the Collector of Stamps

Dated 23/05/2014

Stamp duty Rs. (55,0,000/-) Fine lakhs Fifty thousand only.  
with which this instrument is chargeable under article 25(b) of schedule I already paid. Therefore certified under section 41 of Bombay Stamp Act, 1958 that instrument is duly stamped.

This certificate is subject to the provisions of sec. 53-A of Bombay Stamp Act, 1958.

Place Andheri

Date 30 JUN 2014

\* Note: Stamp Duty Rs. 5,50,000/- paid on document no. ADJ/1100900/37304 Supplement Sale Deed is adjusted on present document as per MSA 1958.

Taxalok

Collector of Stamps, Andheri

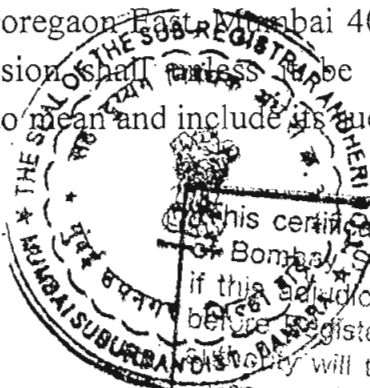
Collector of Stamps  
Andheri



This Supplement Sale Deed is made at Mumbai this 20 day of Sep. Two Thousand and Fourteen between M/s. Dhote Offset Technokrafts Private Limited, a Company Incorporated Under The Companies Act, 1956 having its Registered Office at 2<sup>nd</sup> floor, Paramount Estate plot no 5 A, Dindoshi Village Off Aarey Road, Near kotkar Estate, Goregaon East, Mumbai 400063, hereinafter called the "Transferor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors) of the One Part.

And

Handwritten signature of the transferor.



This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before the Registering Authority, the registering Authority will take further necessary action as per provisions of Registration Act 1908."

बदला-१		
पुस्तक	99	93
२०१४		

फयदा प्रतिज्ञापत्रासाठी (अनुच्छेद-४) / Only For Affidavit (Article-4)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे (For submitting to)-----

प्रतिज्ञापत्रासाठीचे कारण (Reason for Affidavit) Sale Deed

मुद्रांक विकत घेणाऱ्याचे नाव व स्थिती (Stamp Purchaser's name / place of residence) Rasa N. Masand (HUF)

मुद्रांक विक्री बाबतची नोंद वही अनु. क्रमांक / 23 MAY 2014 Jogeshwari  
(Serial No / Date) 176

मुद्रांक विकत घेणाऱ्याची सही  
Stamp Purchaser's sign / Date [Signature]

पह्याधारक मुद्रांक विकेत्याची सही कृतिका शिर्सेकर  
व पह्याधारक शिर्सेकर मुद्रांक विक्रीचे ठेकेदार ६०००९४, उच्च न्यायालय-३, मुंबई.

23 MAY 2014

दि महाराष्ट्र मंत्रालय अॅन्ड जला  
ईड ऑफिस को ऑप बँक लि. (मंत्रालय-३२.)

ज्या कागदासाठी यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यामुळे ही मुद्रांक खरेदी बाबतचे प्रमाणे घेतले जाऊ शकते.



वि.महाराष्ट्र मंत्रालय अॅन्ड जला एच.ए.ए.सी. को. ऑप. बँक लि.  
मंत्रालय मध्य - ४०० ०३२  
एल.एस.सी. को. ऑप. बँक लि. भावती क्र.  
क्रमांक 176 ले. 23 MAY 2014 जिला मुंबई  
मुद्रांक विक्री कर  
सर्वश्री/श्री/श्रीमती कृतिका शिर्सेकर  
यांना न्यायपत्र/निवृत्ती/काट को लपल  
शुल्क रु. 1000 या विक्रीला मुद्रांक

बंदर-९		
पुस्तक क्र. १	७१७०८१२	५३
२०१४		

Raja Narain Masand (HUF), through its karta and Manager Mr. Raja Masand for self and as the karta and Manager of his HUF having address at 215, High Tech Industrial Estate, Caves Road, Jogeshwari East Mumbai 400060, hereinafter called the "Transferee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the members of huf and their respective heirs, executors, administrators and assigns) of the Other Part.

WHEREAS

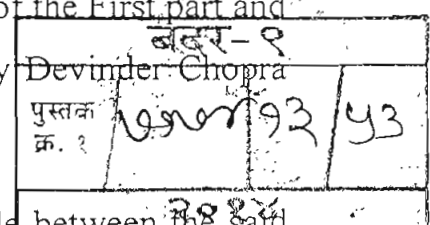
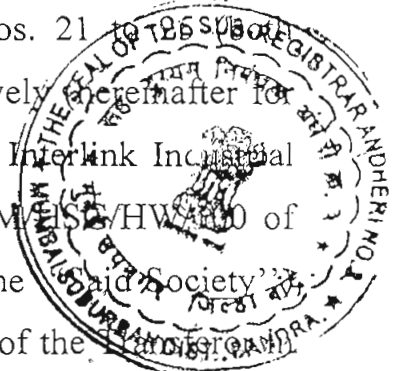
(A) Prior to 15<sup>th</sup> February, 2003 one M/s Rubber Moulders India through its Proprietress Mrs Vijay Devinder Chopra was seized and possessed of or otherwise well and sufficiently entitled to an ownership premises being Gala no 4 on the ground floor of the building known as Interlink Industrial Estate, situated at Caves Road, Jogeshwari East Mumbai 400060 and admeasuring 146 Sq. mtr Carpet area standing on the plot of land bearing CTS Nos. 76 & 79 of Village Majas, Taluka Andheri (hereinafter for brevity's sake referred to as the said Gala no 4) together

with the 768 Shares of Rs 50/- each, bearing distinctive nos. 21 to 285 (inclusive) comprised in share certificate no 5 and 28 respectively (hereinafter for brevity's sake referred to as the "said shares") issued by the Interlink Industrial Premises Co-operative Society Limited bearing Reg. no. BOM/MS/HW/100 of 1968 dated (hereinafter for the sake of brevity referred to as the "said Society") together with all other incidental share, right, title and interest of the

the said society by virtue of an Agreement dated 14<sup>th</sup> August, 1981 made between M/s. Vikash (India) Corporation therein referred to as the party of the First part and M/s. Rubber Moulder India through its Proprietress Mrs. Vijay Devinder Chopra therein referred to as the party of the Second Part.

(B) Thereafter by the Sale Deed dated 15<sup>th</sup> February, 2003 made between M/s. Rubber Moulder India through its Proprietress Mrs. Vijay Devinder Chopra therein referred to as the Transferor of the One part and the Transferor herein therein referred to as the Transferee of the Other part, the said M/s. Rubber Moulder India through its Proprietress Mrs. Vijay Devinder Chopra sold and/or transfer the said Gala no 4 along with the said 768 Shares of the Society together with all other incidental right, title and interest in the said society to the Transferor for the price and upon the terms and conditions therein mentioned. The said Sale Deed dated 15<sup>th</sup> February, 2003 is duly Registered with the Sub-Registrar of Assurance at Andheri-2 under serial no BDR 4/ 01871 /2003 on 20<sup>th</sup> March, 2003.

Handwritten signature Vijay Chopra



(C) In the Circumstances herein above, the Transferor herein is entitled to the said Gala no 4 together with the said shares and all other incidental rights, title and interest in the said society in respect of the said Gala no 4.

(D) The Transferor Represents and Declares that:

1) The Transferor is in actual use, occupation and uninterrupted possession of the said Gala no 4 and is well and sufficiently entitled to the ownership of the said gala no 4 and the said shares and the transferor is the member of the said society.

2) The said Gala no. 4 and the said Shares are free from all encumbrances, mortgages, and litigations, lien, attachments and having the marketable title.

3) No agreement of any nature whatsoever is entered into by the Transferor or any Person or Persons on behalf of the Transferor for Sale or otherwise in respect of the said Gala no 4 and the said Shares and the Transferor has not created any Tenancy, License, Lease, Partnership, Alternate Accomodation Agreement in respect of the said Gala no 4 nor has parted with the possession of the same to any person or persons in any manner whatsoever save and except the Transferor has availed the credit facility from the Janta Sahakari Bank Limited (Pune) against the said Gala no 4 and the said Shares as the Collateral Security.

4) The said Janta Sahakari Bank Limited (Pune) vide its letter dated 5<sup>th</sup> February 2013 granted the NOC for the Sale and/or Transfer of the said Gala no 4 and the said Shares subject to certain terms and conditions therein mentioned. The said Transferor has complied with the terms mentioned in the said letter dated 5<sup>th</sup> February 2013 and in pursuance of the said compliance by the Transferor herein the said Janta Sahakari Bank Limited (Pune) has released the said Gala no 4 and the said Shares by virtue of its letter dated 1<sup>st</sup> June 2013 interalia stating that there is no outstanding loan or any other amount against the said gala no 4 and the said shares and there is no lien on the said gala no 4 and they have no objection for sale

of the said gala no 4 and the said shares. a xerox copy of the letter dated 1 June 2013 are annexed and collectively marked as annexure 1 hereto.

4) The transferor is the only Owner and is entitled to the said gala no 4 and the said shares save and except the Transferor, no one has any share, right, title and interest in the said gala no 4 and the said shares or any part thereof.

5) The Transferor has paid upto date hereof all the outgoings, maintenance charges, electricity charges etc., in respect of the said gala no 4 to the said society and/or

*Prasad* *Uday Shobh*



any other concerned authority or authorities and nothing is due and payable by the transferor to anybody in respect of the said gala no 4.

6) The Transferor has lost and/or misplaced the Original Agreement dated 14<sup>th</sup> August 1981 and is not in custody of the Transferor and the Transferor hereby declares that the Transferor and its pre-successors have not created any lien mortgage or or equitable mortgage on the said original agreement dated 14<sup>th</sup> August, 1981 of the said gala no 4.

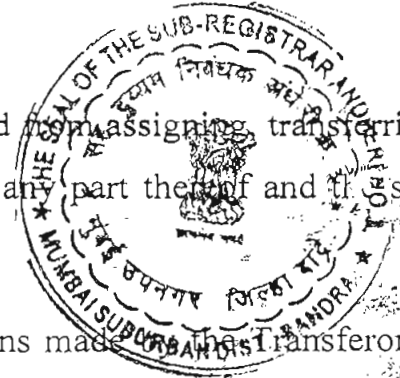
7) The said gala no 4 and the said shares are not held by the transferor for any trust either secret or otherwise in any way whatsoever.

8) There are no insolvency proceedings either initiated or pending against the transferor.

9) Neither the Income Tax nor the Wealth Tax or any Other Tax or dues is outstanding dues and payable by the Transferor in respect of the said gala no 4 and the said shares or otherwise.

10) The Transferor is not prohibited and/or restrained from assigning, transferring, dealing with or disposing off the said gala no 4 or any part thereof and the said shares to any third party.

11) Relying upon the representations and declarations made by the Transferor to the Transfree, the Transfree has agreed to acquire and/or purchase the said gala no 4 and the said shares and all other incidental share, right, title and interest of the Transferor in the said society and the Transferor has agreed to sell and/or transfer the same to the Transfree free from all encumbrances, liabilities, litigations, liens, mortgages, attachments and with marketable title at or for the lump sum prices of Rs 1,10,00,000/- ( Rupees One Crore Ten Lakhs Only) (inclusive of the value of shares and the amount of deposits including sinking fund etc., if any) and upon the terms and conditions to which the parties have agreed to as hereinafter appearing.



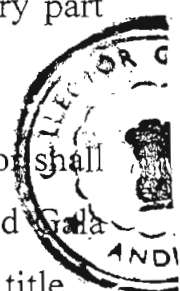
बंद-९			
पुस्तक क्र. ९	१९०४	१५	५३
२०१४			

NOW THIS AGREEMENT OF SALE CUM TRANSFER WITNESSETH AND IT IS HEREBY AGEED BY AND BETEEN THE PARTIES HERETO AS FOLLOWS:

1. The Recitals contained above from integral part of this Agreement of Saie cum Transfer as if the same were set out and incorporated in the operative part

Band      Udaya Shukla

2. The Transferor hereby agree to sell and / or transfer unto the Transferee and the Transferee agrees to acquire and purchase from the Transferor the premises being Gala no.4 on the ground floor of the building known as Interlink Industrial Estate, situated at Caves Road, Jogeshwari (East), Mumbai- 400 060 and admeasuring 146 sq. meters carpet area standing on the plot of land bearing CTS Nos. 76 & 79 of Village Majas, Taluka Andheri (Hereinafter for brevity's sake referred to as the said gala no'4) together with the 768 Shares of Rs 50\/- each bearing distinctive nos. 21to 25 (both inclusive) comprised in share certificate no.5 and 28 respectively (hereinafter for brevity's sake referred to as the "said Shares") issued by the Interlink Industrial Premises Co-operative Society Limited bearing Reg. No. BOM/HSG/HW/100of 1968 dated \_\_\_\_\_ (hereinafter for the sake of brevity referred to as the "said society") together with all other incidental share, right, title and interest of the transferor in the said society and more particularly described in the schedule hereunder written free from all encumbrances, liabilities, litgations, mortgages and with marketable title at or for the lump sum consideration of Rs 10,00,000/- (Rupees One Crore Ten Lakhs Only) shall be paid by the Transferee to the Transferor on or before execution of this Agreement being the full and final consideration amount as herein agreed (the payment and receipt whereof the transferor doth hereby admit and acknowledge of and for the same and every part thereof doth together acquit, release and discharge the transferee forever)



3. Simultaneously on execution of this Supplement Sale Deed, the Transferor shall hand over to the Transferee the vacant and peaceful possession of the said Gala no.4 free from all encumbrances, mortgages, litgations and with marketable title.

पुस्तक नं. १	११००	१६५३
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4. The Transferee hereby agrees to become the member of the said society in the place and stead of the transferor as herein provided and for that purpose agree to sing without any objection the necessary applications, forms and other papers as may be required by the said society. The Transferee hereby also agrees to abide by and perform the bye laws rules and regulations of the said society.

5. The Transferee hereby agrees, declares and undertakes to sign at the request of the Transferee, all such deeds, documents etc. as may be required to be signed for the purpose of full final and effectual transfer of the said shares and the said gala no 4 to the name of the Transferee herein in the records of the said society.

*Handwritten signatures and initials at the bottom of the page.*

6. It is agreed that the Transferor shall pay to the society and other concerned authorities all the maintenance and outgoings including the property tax till the date hereof and thereafter the Transferee shall pay the same .

7. Stamp duty and Registration charges of this agreement and other papers for transfer of the said Gala no. 4 and the said Shares and all other incidental chares thereto, shall be borne and paid by the Transferee alone .

8. The Transfer charges for transfer of the said shares form the name of the Transferor to the name of the Transferee in respect of the said gala no. 4 chargeable by the said society i. e. transfer fees and donation if any shall be borne by the Transferor and the Transferee in equal share.

The Parties hereto in furtherance to the aforesaid had executed the Agreement of Sale cum Transfer on or about 8<sup>th</sup> June, 2013 with respect to the said property, on the terms and conditions and for the compensation as set out therein and duly paid the stamp duty thereon to the Collector of Stamps, Andheri, vide adjudication no. ADJ/1100900/318/2014 on or about 9<sup>th</sup> May, 2014, parties failed to register the same with the Sub-Registrar of Assurances, Bandra, Mumbai inadvertently and hence the parties hereto are executing these presents to place the aforesaid facts on records and to register the said Supplement Sale Deed, the original whereon is attached hereto along with these presents, by payment of all stamp duty and registration fees thereon.

The rest of the terms and conditions, obligations and responsibilities of the parties hereto as set out in the said Agreement of Saie cum Transfer shall remain as it is and unchanged and forming part and parcel of these presence as if specifically set out herein. The said Agreement of Saie cum Transfer shall be construed a valid, binding and subsisiting.

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पुस्तक क्र. २	७९७४	१०/५३
२०१४		

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

#### The Schedule of the Property

Gala no.4 on the Ground floor of the Building known as Interlink Industrial Estate, situated at Caves Road, Jogeshwari (east), Mumbai-400060 and

Band Uday Sheth

admeasuring area 146 sq. meters carpet area standing on the plot of land bearing CTS nos.76 & 79 of Village Majas, Taluka Andheri., District and Sub-District of Mumbai Suburban. The Industrial Premises consists of Ground plus 2 upper floors lift and the year of construction of building is \_\_\_\_\_.

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed **THE TRANSFEROR** )  
 M/s. Dhote Offset Technokrafts Pvt. Ltd. )  
 Through its Director UDAY V. DHOTE )  
 in the presence of

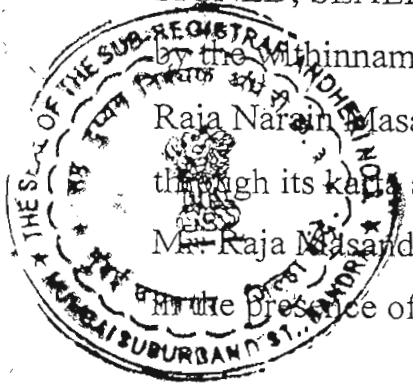
*Uday Dhote*



- 1) RAJESH. N. MASAND )  
*R Masand* )  
 2) Deepa Shueta )  
*Shueta* )



SIGNED, SEALED AND DELIVERED )  
 by the withinnamed **THE TRANSFEREE** )  
 Raja Narain Masand (HUF), )  
 through its karta and Manager )  
 Mr. Raja Masand )  
 in the presence of



Raja Narain Masand (HUF)

*Raja Masand*



Karta

- 1) RAJESH N. MASAND )  
*R Masand* )  
 2) Deepa Shueta )  
*Shueta* )



बदल-९			
पुस्तक क्र. १	१०९७४	१८५३	
२०१४			



# Interlink Industrial Premises Co-op. Society Ltd.

Registered No.: BOM/HSG/100 Dtd. 15-4-1968

Interlink Industrial Estate, Caves Road, Jogeshwari (East),  
Mumbai - 400 060 • Tel.: 28240705

Ref. No. \_\_\_\_\_

Date 25.12.2013



## TO WHOMSOEVER IT MAY CONCERN

Unit No. : 4. (Four) GROUND FLOOR.

Name of the Owner : M/S. DHOTE OFFSET TECHNOKRAFTS PVT. LTD.,

Area of Unit No. 4 : 146 Sq.Mtr. Carpet Area.

Building Contains : GROUND plus ONE FLOOR WITHOUT LIFT.

Year of Bld. Construction : 1962

For INTERLINK IND PRE. CO-OP SOCIETY LTD



*[Signature]*  
SECRETARY TREASURER



CERTIFIED TRUE COPY  
Attested by me

*[Signature]*  
Dr. S. C. SRIVASTAVA  
NOTARY  
Govt. of India



बदर-९		
पुस्तक क्र. १	७९७४	१२५३
२०१४		



बंदर-९			
पुस्तक क्र. १	१७७६	२०	५३
२०१४			







बंदर-१			
पुस्तक क्र. १	०१०४	२२	५३
२०१४			





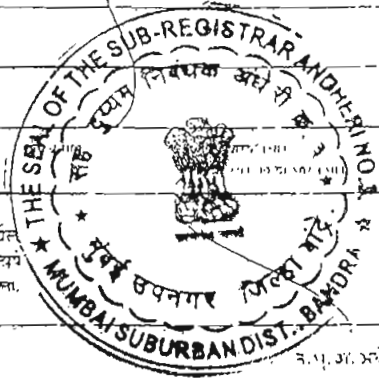
मालामत्ता पत्रक

पञ्जाब प्रांत

संख्या/दि. ५ नं. ७७ - नं. ५७.३५८१

मुंबई उपनगर जिल्हा

मालामत्ता पत्रक  
मुंबई उपनगर जिल्हा  
मुंबई उपनगर जिल्हा



मालामत्ता पत्रक  
मुंबई उपनगर जिल्हा  
मुंबई उपनगर जिल्हा



Handwritten notes and signatures in the center of the page, including the date '7/5/04'.



CERTIFIED TRUE COPY  
Attested by me

Dr. S. C. SRIVASTAVA  
NOTARY  
Govt. of India



बदर-९  
पुस्तक क्र. १ ७१७४ 23/53  
२०१४

बदर-९/  
६५६७ ९९  
२००६



बदर-९			
पुस्तक क्र. १	७१७४	२४	५३
२०१४			



Certificate No 5

Member's Register No. 5

### SHARE CERTIFICATE

# INTERLINK INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Registered No. BOM/HSG/100 of 1968)

Authorised Share Capital: Rs. 16,50,000/- divided into 33,000 Shares of Rs. 50/- each

**This is to Certify** that M/s. Vikas (India)

Corporation

is a Registered Holder of Five fully paid up Shares

Numbered 21 to 25 inclusive of Rs. 50/-

each in the above named Society subject to the Bye-laws of the



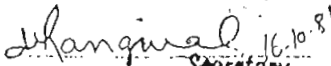
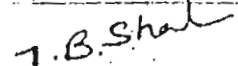
Hon. Secretary

CERTIFIED TRUE COPY  
Chairman

Dr. S. C. SRIVASTAVA  
NOTARY  
Govt. of India

बदर-९			
पुस्तक क्र. १	७७७७	२५	५३
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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

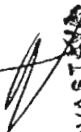
Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
15/10/81	-	5	M/S Rubber Moulders India.	48	 J. B. Shal Secretary.
11-07-2003	1	48	M/S DHOTE OFFSET TECHNOCRAFTS P.LTD.	75	 J. B. Shal Secretary



8-288	09/06/2003	EN 3/2/83	R 288
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CERTIFIED TRUE COPY  
 As shown by me

  
 Dr. S. C. SRIVASTAVA  
 NOTARY  
 Govt. of India

Certificate No. 28

Member's Register No. 5

### SHARE CERTIFICATE

## INTERLINK INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Registered No. BOM/HSG/100 of 1968)

Authorised Share Capital: Rs. 16,50,000/- divided into 33,000 Shares of Rs. 50/- each.

**This is to Certify** that M/s Vikas (India) Corporation

are Registered Holder of 763 fully paid-up Shares

Numbered 5643 to 6405 inclusive of Rs. 50.00

each in the above named Society subject to the Bye-laws

Rs. 50/-

Issued as per provision  
of Section 111(a) b  
of the Act



Given under the Signature

said

this 14th day of Nov, 1968

A. Shah  
Hon. Secretary

M. N. S. CERTIFIED TRUE COPY  
Attested by me  
Chairman



D. G. SRIVASTAVA  
NOTARY  
Govt. of India



बदर-९		
पुस्तक क्र. १	७९०७२०	५३
२०१४		



MEMORANDUM OF TRANSFERS OF THE WITH MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
15/10/81	5	5	M/S. Rubber Moulding India.	48	<i>[Signature]</i> Secretary.
11-07-2003	1	48	M/S. DHOTE OFFSET TECHNOKRAFTS P.LTD.	75	<i>[Signature]</i> Secretary.

CERTIFIED TRUE COPY  
Attested by me

*[Signature]*  
S. C. SRIVASTAVA  
NOTARY  
Govt. of India



श्री. १	७९७४	२८५३
श्री. १		२०१४

उपरोक्त अभिनिर्णय प्रकरण क्रमांक एडीजे/११००९००/३१८/२०१४ अन्वये पक्षकार Raja Narain Masand(HUF) यांनी दिनांक २०.०३.२०१४ रोजी Agreement Of Sale Cum Transfer चा संलेख अभिनिर्णयाकरिता सादर केलेला आहे. सादर संलेखामधील तपशिल खालील प्रमाणे

संलेख निष्पादनाचा दिनांक	--	०८.०६.२०१३
संलेखाचा प्रकार	--	Agreement Of Sale Cum Transfer
संलेख लिहून देणार	--	Dhote Offset Technokrafts Pvt Ltd
संलेख लिहून घेणार	--	Raja Narain Masand(HUF)
संलेखातील मिळकतीचे वर्णन	--	Gala No ०४, , Interlink Industrial Premises CHS Ltd Caves Road,, Jogeshwari(E), तालुका - Andheri, गांव - Majas, सी.टी.एस. क्र./ झोन - ७६

क्षेत्रफळ -- १८८५ Sq. Ft Carpet,  
मोबदला -- रुपये - ११००००००/-

उपरोल्लेखित संलेखातील मालमत्ता Agreement Of Sale Cum Transfer ची आहे सन २०१३ करीताचे बाजारमुल्य महाराष्ट्र मुद्रांक (मालमत्तेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच बृहन्मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रक नियमावली आणि बाजारमुल्यदर तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्र विचारात घेऊन रु. ११९८०००/- इतके निश्चित करण्यात आले असून त्यावर महाराष्ट्र मुद्रांक अधिनियम १९५८ मधील अनुच्छेद २५(b) नुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

सदर दस्तात बाजारमुल्यापेक्षा मोबदला रक्कम जास्त आहे

बाजार मुल्य	अनुच्छेद	अनुज्ञेय मु.शु.	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.
११००००००/-	२५(b)	रु.५५००००/-	रु.५५००००/-	रु.निरंक

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणांमध्ये सादर केलेल्या कागदपत्रांच्या आधारे निष्पादकाकरिता खालीलप्रमाणे आदेश देत आहे.

आदेश

- अभिनिर्णयाकरिता सादर केलेल्या संलेखामध्ये देय मुद्रांक शुल्काचा भरणा केलेला असल्यामुळे सदरील दस्त यथोचित मुद्रांकीत म्हणून प्रमाणित करण्यात येत आहे.
- सदरचा दस्त दिनांक ०८.०६.२०१३ रोजी निष्पादित झालेला असल्याने मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, पुणे यांचे परिपत्रक क्र.का.४/प्र.क्र.६१७/२०११/३००८ दिनांक २२/१२/२०११ नुसार दस्त भारतीय नोंदणी अधिनियम १९०८ अन्वये नोंदणी करता येणार नाही, याची कृपया नोंद घ्यावी.
- प्रस्तुत प्रकरणांत पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास तो अधिकृत होणार नाही हयाबाबतीची सर्व जबाबदारी संबंधीत पक्षकाराची राहिल त्यांस महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.



*Rajalene*

(डॉ. आर नवलें)  
मुद्रांक जिल्हाधिकारी, अंधेरी

प्रती,

१ Raja Narain Masand(HUF)

२१५,,

High Tech Industiral Estate Caves Road, Jogeshwari(E) Mumbai - ४००

२ सह दुय्यम निबंधक अंधेरी -

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Case No. .... Cert.

41 of the Bombay Stamp Act, 1958

No. Adj / 1100900/318/14

Office of the Collector of Stamps

Dated 20/03/2014

5/204

Stamp duty Rs. (5,50,000/-) with which this instrument is chargeable under article 25(b) of schedule I already paid. Therefore certified under section 41 of Bombay Stamp Act, 1958 that instrument is duly stamped.

Note: Stamp Duty Rs. 5,50,000/- paid on present document is adjusted on document no. ADJ/1100900/533/2014 as per MSA 1958.

This certificate is subject to the provisions of sec. 53-A of Bombay Stamp Act, 1958.

Place Andheri

Date 9/5/2014

Collector of Stamps Andheri

This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908.



Agreement for sale cum Transfer. Agreement /

Registrable / Non Registrable

(Registrable Details) Joint Sub Registrar Andheri II

Registrable Name of R.O. N.A.

(Franking Unique No.) 7368

(Property Description in Brief) Plot No 4 interlink Industrial Estate Jogeshwari (E) N.A.

(Consideration Amount / N.A.

Name of 1st Party RAJA NARAIN MASAND HUF

Name of the 2nd Party Dhote Offset Technokrafts Pvt Ltd.

If through Name. Sunil Ali SELF

Stamp Duty Amt. / Franking Rs. 5,50,000/-

Authorised Person's full Signature & Seal



Authorised Signatory Sanjay A. Dal



For The Cosmos Co-op. Bank Ltd. Authorised Signatory Sanjay A. Dal

The Cosmos Co-Operative Bank Ltd. Vile Parle Branch, Saraswati Mans. Plot No-45, TFS-1 CTS No 807 A, Heramban Road, Vile Parle (E), Mumbai-400 057.

Handwritten signature and initials.

THIS AGREEMENT OF SALE CUM TRANSFER is made at Mumbai this 8th day of JUNE Two Thousand and Thirteen between M/S.

DHOTE OFFSET TECHNOKRAFTS PRIVATE LIMITED a company

incorporated under the Companies Act, 1956 having its registered

at 2nd Floor, Paramount Estate, Plot No.5A, Dindoshi Village, Off Aarey

Road, Near Kotkar Estate, Goregaon (East), Mumbai 400063, herein after

called the "TRANSFEROR"(which expression shall unless it be

repugnant to the context or meaning thereof be deemed to mean and

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Handwritten initials.

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Stamp duty receipt: INDIA STAMP DUTY RECEIPT 97368 194166 JUN 07 2013 Rs. 05500001-PB5114

Handwritten note: 18 Five Lacs Fifty thousand only

include its successors) of the One Part and **RAJA NARAIN MASAND (HUF)**, through its Karta and Manager **MR. RAJA MASAND** for self and as the Karta and Manager of his HUF having address at 215, High Tech Industrial Estate, Caves Road, Jogeshwari (East), Mumbai-400060, hereinafter called the "**TRANSFeree**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the members of the HUF and their respective heirs, executors, administrators and assigns) of the Other Part.

**WHEREAS:**

- (a) Prior to 15<sup>th</sup> February, 2003 one M/s. Rubber Moulders India through its Proprietress Mrs. Vijay Devinder Chopra was seized and possessed of or otherwise well and sufficiently entitled to an ownership premises being Gala No.4 on the ground floor of the building known as Interlink Industrial Estate, situated at Caves Road, Jogeshwari (East), Mumbai-400 060 and admeasuring 146 sq. meters carpet area standing on the Plot of land bearing C.T.S Nos. 76 & 79 of Village Majas, Taluka Andheri (hereinafter for brevity's sake referred to as the said Gala No.4) together with the 768 shares of Rs.50/- each, bearing distinctive Nos. 21 to 25 (both inclusive) and distinctive Nos. 5643 to 6405 (both inclusive) comprised in Share Certificate No.5 and 28 respectively hereinafter for brevity's sake referred to as the "said Shares") issued by the Interlink Industrial Premises Co-operative Society Limited bearing Reg.No. BOM/HSG/HW/100 of 1968 dated (hereinafter for the sake of brevity referred to as the "said Society") together with all other incidental share, right, title and interest of the Transferor in the said Society by virtue of an Agreement dated 14<sup>th</sup> August, 1981 made between M/s. Vikash (India) Corporation therein referred to as the Party of the First Part and M/s. Rubber



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Moulders India through its Proprietress Mrs. Vijay Devinder Chopra therein referred to as the Party of the Second Part.

- (b) Thereafter by the Sale Deed dated 15<sup>th</sup> February, 2003 made between the said M/s. Rubber Moulders India through its Proprietress Mrs. Vijay Devinder Chopra therein referred to as the Transferor of the one part and the Transferor herein therein referred to as the Transferee of the other part, the said M/s. Rubber Moulders India through its Proprietress Mrs. Vijay Devinder Chopra sold and/or transfer the said Gala No.4 along with the said 768 shares of the society together with all other incidental right, title and interest in the said Society to the Transferor for the price and upon the terms and conditions therein mentioned. The said Sale Deed dated 15<sup>th</sup> February, 2003 is duly registered with the Sub-Registrar of Assurance at Andheri - 2 (Andheri) under Serial No. BDR4-01871-2003 on 20<sup>th</sup> March, 2003.

- (c) In the circumstances herein above, the Transferor herein is entitled to the said Gala No.4 together with the said Shares and all other incidental rights, title and interest in the said Society in respect of the said Gala No.4.

- (d) The Transferor represents and declares that:

- (i) The Transferor is in actual use, occupation and uninterrupted possession of the said Gala No.4 and is well and sufficiently entitled to the ownership of the said Gala No.4 and the said shares and the Transferor is the member of the said society.



*Vijay Devinder Chopra*

*Ryand*

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(ii) The said Gala No.4 and the said shares are free from all encumbrances, mortgages, litigations, lien, attachments and having the marketable title.

(iii) No agreement of any nature whatsoever is entered into by the Transferor or any person or persons on behalf of the Transferor for sale or otherwise in respect of the said Gala No.4 and the said shares and the Transferor has not created any tenancy, license, lease, partnership, alternate accommodation agreement in respect of the said Gala No.4 nor has parted with the possession of the same to any person or persons in any manner whatsoever save and except the Transferor has availed the credit facility from the Janta Sahakari Bank Limited (Pune) against the said Gala No.4 and the said Shares as the collateral security.

(iv) The said Janta Sahakari Bank Limited (Pune) vide its letter dated 5<sup>th</sup> February, 2013 granted the NOC for the sale and/or transfer of the said Gala No.4 and the said Shares subject to certain terms and conditions therein mentioned. The said Transferor has complied with the terms mentioned in the said letter dated 5<sup>th</sup> February, 2013 and in pursuance of the said compliance by the Transferor herein the said Janta Sahakari Bank Limited (Pune) has released the said Gala No.4 and the said shares by virtue of its letter dated 1<sup>st</sup> June, 2013 inter alia stating that

there is no outstanding loan or any other amount against the said Gala No.4 and the said shares and there is no lien on the said Gala No.4 and they have no objection for sale of the said Gala No.4 and the said shares. A xerox copy of the said letters dated 5<sup>th</sup> February, 2013 and said letter dated 1<sup>st</sup> June, 2013 are annexed and collectively marked as **Annexure-1** hereto.



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(v) The Transferor is the only owner and is entitled to the said Gala No.4 and the said Shares save and except the Transferor no one has any share, right, title and interest in the said Gala No.4 and the said shares or any part thereof.

(vi) The Transferor has paid upto date hereof all the outgoing, maintenance charges, electricity charges etc., in respect of the said Gala No.4 to the said society and/or any other concerned authority or authorities and nothing is due and payable by the Transferor to anybody in respect of the said Gala No.4.

(vii) The Transferor has lost and/or misplaced the Original Agreement dated 14<sup>th</sup> August, 1981 and is not in custody of the Transferor and the Transferor hereby declares that the Transferor and its Pre-successors have not created any lien mortgage or or equitable mortgage on the said Original Agreement dated 14<sup>th</sup> August, 1981 of the said Gala No.4.

(viii) The said Gala No.4 and the said Shares are not held by the Transferor for any trust either secret or otherwise in any way whatsoever.

(ix) There are no insolvency proceedings either initiated or pending against the Transferor.

(x) Neither the Income Tax nor the Wealth Tax or any other tax or dues is outstanding dues and payable by the Transferor in respect of the said Gala No.4 and the said shares or otherwise



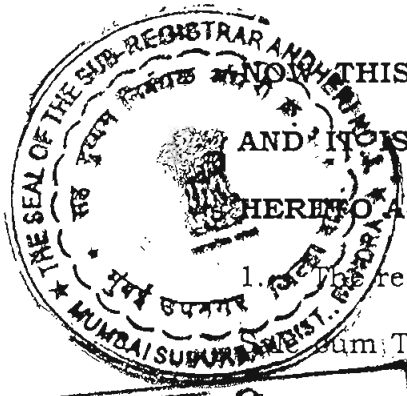
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पुस्तक क्र. १	१०९७४	३७	५३
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(xi) The Transferor is not prohibited and/or restrained from assigning, transferring, dealing with or disposing off the said Gala No.4 or any part thereof and the said shares to any third party.

(e) Relying upon the representations and declarations made by the Transferor to the Transferee, the Transferee has agreed to acquire and/or purchase the said Gala No.4 and the said Shares and all other incidental share, right, title and interest of the Transferor in the said Society and the Transferor has agreed to sell and/or transfer the same to the Transferee free from all encumbrances, liabilities, litigations, liens, mortgages, attachments and with marketable title at or for the lump sum price of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) (inclusive of the value of shares and the amount of deposits including sinking fund etc., if any) and upon the terms and conditions to which the Parties have agreed to as hereinafter appearing:



THIS AGREEMENT OF SALE CUM TRANSFER WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals contained above form integral part of this Agreement of Sale cum Transfer as if the same were set out and incorporated in the

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पुस्तक क्र. १	७१७६	३६५३
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The Transferor hereby agrees to sell and/or transfer unto the Transferee and the Transferee agrees to acquire and purchase from the Transferor the Premises being Gala No.4 on the ground floor of the building known as Interlink Industrial Estate, situated at Caves Road, Jogeshwari (East), Mumbai-400 060 and admeasuring 146 sq. meters carpet area standing on the Plot of land bearing C.T.S Nos. 76 & 79 of

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Village Majas, Taluka Andheri (hereinafter for brevity's sake referred to as the said Gala No.4) together with the 768 shares of Rs.50/- each, bearing distinctive Nos. 21 to 25 (both inclusive) and distinctive Nos. 5643 to 6405 (both inclusive) comprised in Share Certificate No.5 and 28 respectively (hereinafter for brevity's sake referred to as the "said Shares") issued by the Interlink Industrial Premises Co-operative Society Limited bearing Reg.No. BOM/HSG/HW/100 of 1968 dated (hereinafter for the sake of brevity referred to as the "said Society") together with all other incidental share, right, title and interest of the Transferor in the said Society and more particularly described in the schedule hereunder written free from all encumbrances, liabilities, litigations, mortgages and with marketable title at or for the lump sum consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) (which includes all the deposit lying with the society, sinking fund, repair fund etc.,) and the said sum of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) shall be paid by the Transferee to the Transferor on or before execution of this agreement being the full and final consideration amount as herein agreed (the payment and receipt whereof the Transferor doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the Transferee forever)



3. Simultaneously on execution of this Agreement of Sale cum Transfer, the Transferor shall hand over to the Transferee the vacant and peaceful possession of the said gala No.4 free from all encumbrances, mortgages, litigations and with marketable title.

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4. As per the letter dated 1<sup>st</sup> June, 2013 simultaneously on execution of this Agreement of Sale cum Transfer, the said Janta Sahakari Bank Limited (Pune) shall in the presence of the Transferor herein hand over to

*Uday Jadhav*

*M. Jadhav*

the Transferee the following original title deeds in respect of the said Gala No.4 i.e. to say.

- (i) Copy of Agreement dated 14<sup>th</sup> August, 1981 made between M/s. Vikash (India) Corporation therein referred to as the Party of the First Part and M/s. Rubber Moulders India through its Proprietress Mrs. Vijay Devinder Chopra therein referred to as the Party of the Second Part.
- (ii) Original Sale Deed dated 15<sup>th</sup> February, 2003 made between the said M/s. Rubber Moulders India through its Proprietress Mrs. Vijay Devinder Chopra therein referred to as the Transferor of the one part and the Transferor herein therein referred to as the Transferee of the other part.
- (iii) Two Original Share Certificate Nos.5 and 28 comprising the 768 Shares.
- (iv) Original letter issued by Interlink Industrial Premises Co-operative Society Limited dated 2-8-2002

5. Simultaneously on execution of this Agreement of Sale cum Transfer, Transferor herein hand over to the Transferee the following documents in respect of the said Gala No.4 i.e. to say.

(i) Original NOC dated 6-6-2013, 2013 issued by the said Society in respect of the said Gala No.4 stating that there is no lien or mortgage on the said Gala No.4 and the shares.

(ii) Original resignation letter of Transferor resigning from its membership of the said Society;

(iii) Last paid Maintenance Bill;

(iv) Last paid Electricity Bill.

(v) Original Shop and Establishment license

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6. On execution of this Agreement of Sale cum Transfer, the Transferor shall sign and execute the transfer forms, letter of resignation,

*Vijay Devinder Chopra*

*K. S. S.*





declaration cum indemnity, irrevocable power of attorney and other forms and letters and all other papers, letters and documents required for effectively transferring the said shares and the said Gala No.4 by the Transferor to the Transferee.

7. The Transferor further declares that save and except the Transferor no one has any share, right, title and interest in the said Gala No.4 and the said shares and the Transferor is not restrained from entering into these presents in any manner whatsoever nor is the Transferor restrained by any order of the court.

8. The Transferee hereby agrees to become the member of the said Society in the place and stead of the Transferor as herein provided and for that purpose agree to sign without any objection the necessary applications, forms and other papers as may be required by the said Society. The Transferee hereby also agrees to abide by and perform the bye laws, rules and regulations of the said Society.

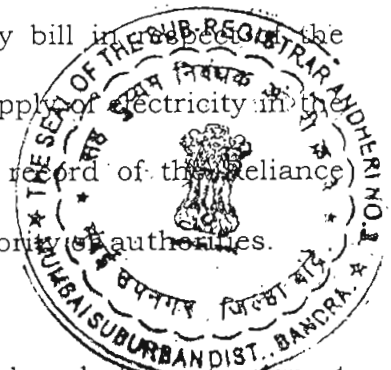
9. On execution of this Agreement of Sale cum Transfer, the Transferees will be entitled to get the electricity bill in ~~gross~~ <sup>net</sup> ~~REG~~ <sup>REG</sup> the electric meter and the deposits if any, for the supply of electricity in the said Gala No.4 transferred to its name in the record of the ~~reliance~~ <sup>reliance</sup> Energy Limited and/or any other concerned authority ~~of authorities~~ <sup>of authorities</sup>.

10. The Transferor hereby agrees, declares and undertakes to sign at the request of the Transferee, all such deeds, documents applications, forms, documents etc., as may be required to be signed for the purpose of full, final and effectual transfer of the said Shares and the said Gala No.4 to the name of the Transferee herein in the records of the said Society.

*Uday Shakti*

*Bynd*

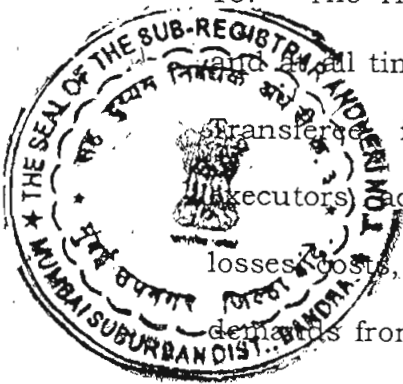
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11. On execution of this Agreement of Sale cum Transfer, the Transferee and the Members of the HUF and their respective heirs, executors, administrators and assigns shall and will at all times be entitled to use, occupy, possess and enjoy the said Gala No.4 as also the said shares without any interruption, claim or demand of whatsoever nature either from the Transferor or any other person or persons lawfully or equitably claiming by from through under or in trust for the Transferor.

12. The Transferor hereby agrees that the Transferor and its successors shall and will at all times hereafter at any time whenever called upon by the Transferees or their Advocate & Solicitor, do, execute and perform, at the cost of the Transferee, all such lawful acts, deeds, matters and things whatsoever more perfectly securing the said shares and the said Gala No.4 and the occupancy rights in respect of the said Gala No.4.

13. The Transferor and its successors, do hereby from time to time and at all times hereafter save harmless and keep indemnified the said Transferee its members/coparceners and their respective, heirs, (executors) administrators and assigns, from and against all actions, losses, costs, charges, expenses, claims, outstanding dues and taxes and demands from the said Society, any Financial Institutions, Banks and any other concerned authorities or any claim from any person or persons in any manner whatsoever in respect of the said Gala No.4 and the said



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It is agreed that the Transferor shall pay to the Society and other concerned authorities all the maintenance and outgoings including the

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property tax till the date hereof and thereafter the Transferee shall pay the same.

15. Stamp duty and registration charges of this agreement and other papers for transfer of the said Gala No.4 and the said shares and all other incidental charges thereto, shall be borne and paid by the Transferee alone.

16. The Transfer charges for transfer of the said shares from the name of the Transferor to the name of the Transferee in respect of the said Gala No.4 chargeable by the said Society i.e. transfer fees and donation if any, shall be borne by the Transferor and the Transferee in equal share.

17. The Transferor and the Transferee shall bear and pay the cost of their respective Advocates.



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

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पुस्तक क्र. १	७७७७७७	५३
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THE SCHEDULE OF THE GALA

Gala No.4 on the ground floor of the building known as Interlink Industrial Estate, situated at Caves Road, Jogeshwari (East), Mumbai-400 060 and admeasuring 146 sq. meters carpet area standing on the Plot of land bearing C.T.S Nos. 76 & 79 of Village Majas, Taluka Andheri together with the 768 shares of Rs.50/- each, bearing distinctive Nos. 21 to 25 (both inclusive) and distinctive Nos. 5643 to 6405 (both inclusive) comprised in Share Certificate No. 5 and 28 respectively issued by the

*Uday Desai*

Bend

Interlink Industrial Premises Co-operative Society Limited together with all other incidental share, right, title and interest of the Transferor in the said Society. The building is consists of ground plus two upper floors and has no lift. The copy of the letter of the Janta Shakari Bank Limited Pune dated 5<sup>th</sup> February, 2013 and letter dated 1-6-2013 are annexed and collectively marked as **Annexure-1**. The Copy of the N.O.C. dated 06-06-2013 issued by the society is annexed and marked as **Annexure-2** hereto. The Copy of the assessment bill in respect of the said building is annexed and marked as **Annexure-3** hereto. The copy of Occupation Certificate in respect of the said building is annexed and marked as **Annexure-4**. The Copy of the Share Certificate is annexed and marked as **Annexure-5** hereto. The copy of Property card is annexed and marked as **Annexure-6**. The copy of Resolution of the Transferor is annexed and marked as **Annexure-7**. The Copy of the PAN Card of the Transferor is annexed and marked as **Annexure-8**. The Copy of the PAN Card of the Transferee is annexed and marked as **Annexure-9**.



THE COMMON SEAL of the withinnamed )  
 ) **MR. UDAY VASANT DHOTE OFFSET TECHNOKRAFTS PRIVATE**  
 ) **LIMITED**; the TRANSFEROR herein pursuant to the )  
 ) resolution passed by the Board of Directors at their )  
 ) meeting held on 20-05-2013 under resolution )  
 ) hereunto authorizing )



**MR. UDAY VASANT DHOTE**  
 who have all in token thereof subscribed  
 their signatures hereto in the presence of.....

*For Dhote Offset Technokrafts Pvt. Ltd.*

*Uday Vasant Dhote*  
**Director**



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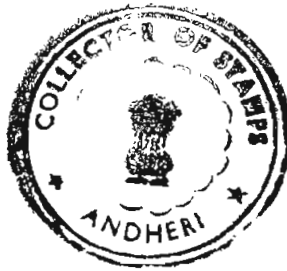


SIGNED AND DELIVERED by the )  
 withinnamed "TRANSFEREE" )  
**RAJA NARAIN MASAND (HUF)**through its Karta and )  
 Manager **MR. RAJA MASAND** for self and as the )  
 Karta and Manager of his HUF in the presence of... )

**Raja Narain Masand (HUF)**

*[Handwritten signature]*

**Karta**



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पुस्तक क्र. १	१९७४ ४३/५३
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RECEIVED of and from the withinnamed )  
 Transferee a sum of Rs.1,10,00,000/= (Rupees )  
 One Crore Ten Lakhs only ) by RTGS dated )  
 24-05-2013 bearing UTR No.CITIH 13144500568 )  
 drawn on Citibank Bank, Khar ( West ) Branch )  
 being the full and final consideration amount to be )  
 paid by them to us as within mentioned )Rs.1,10,00,000/-

WITNESSES:

We say Received

FOR M/S. DHOTE OFFSET

1.

TECHNOKRAFTS PRIVATE LIMITED.,

For Dhote Offset Technokrafts Pvt. Ltd.

2.

*(Signature)*  
 Director

(Director)  
 Transferor



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पुस्तक क्र. १	७९७४	४६	५३
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**CERTIFIED TRUE COPY OF THE RESOLUTION**

passed at the meeting of the Board of Directors of the Company held on Tuesday, 18<sup>th</sup> August 2014 at Mumbai

The Meeting of the Board of Directors of M/s Dhote Offset Technokrafts Pvt. Ltd. (hereinafter referred to as the Company) held on 18<sup>th</sup> August 2014 at the Registered Office of the Company at 2<sup>nd</sup> Floor, Paramount Estate, 5A, Near Kotkar Industrial Estate, Off. Aarey Road, Goregaon – East, Mumbai – 400 063 at 3.30 p.m.

The meeting was called to discuss registration of supplementary sale deed of Gala No. 4 situated at Interlink Industrial Estate, Caves Road, Jogeshwari – East, Mumbai – 400060. The Company had sold Gala No. 4, Interlink Industrial Estate to Mr. Raja Narain Masand (HUF) on 8<sup>th</sup> June 2013 and duly paid the stamp duty thereon to the Collector of Stamps, Andheri, vide adjudication no. ADJ/1100900/318/2014 on 9<sup>th</sup> May 201, but the same was not registered with the Sub-Registrar of Assurances. Hence, now the Company has to execute the Supplement Sale Deed for registration.

After a detailed discussion it was:


"RESOLVED THAT the Supplementary Sale deed of Gala No. 4 situated at Interlink Industrial Estate, Caves Road, Jogeshwari – East, Mumbai – 400060 to be registered with the Sub-Registrar of Assurance, Bandra, Mumbai.

"RESOLVED FURTHER THAT Mr. Uday V. Dhote, Director of the Company be and is hereby authorized and empowered to take all the necessary steps and to execute, sign and register the relevant deed to give effect to the aforesaid resolution."

READ, ACCEPTED & CERTIFIED AS TRUE COPY

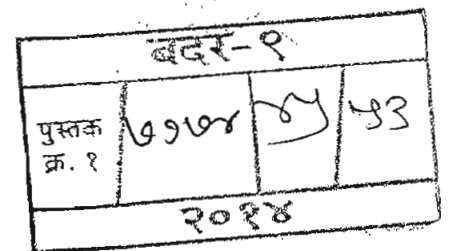
For Dhote Offset Technokrafts Pvt. Ltd.

  
Tushar Dhote  
Managing Director

  
Uday Dhote  
Director



Date: 20<sup>th</sup> August 2014

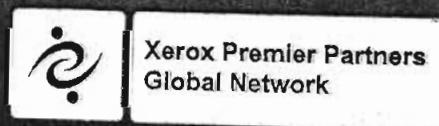


**DHOTE OFFSET TECHNOKRAFTS PVT. LTD.**

2nd Floor, Paramount Estate, Above 'Booker', Plot No 5 A, Off Vishweshwar Nagar Road,  
Opp. Gambhir Ind. Estate, Goregaon (E), Mumbai - 400063.  
Boord: +91 22 42389898 | Email: info@dhoteoffset.net



[www.dhoteoffset.net](http://www.dhoteoffset.net)





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACJPM4262H



नाम /NAME  
RAJA NARAIN MASAND

पिता का नाम /FATHER'S NAME  
NARAIN MULCHAND MASAND

जन्म तिथि /DATE OF BIRTH  
21-06-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)  
Commissioner of Income-tax (Computer Operations)



बदर-९		
पुस्तक क्र. १	५५४०१६५३	
२०१४		



ADVOCATE

Bar Council of  
Maharashtra & Goa  
HIGH COURT, BOMBAY




Name : SHUKLA DEEPA BACHUBHAI  
Residence : BORIVALI, Dist MUMBAI  
Roll No : MAH/4408/2013  
Enrolled On : 12-08-2013  
Date Of Birth : 13-01-1975  
137270 B0000038622

*M. M.*  
CHAIRMAN

W.T. 1

ELECTION COMMISSION OF INDIA  
भारत निर्वाचन आयोग  
IDENTITY CARD  
ओळखपत्र

MT/09/042/126471



Elector's Name : Vora Rakesh  
मतदाराचे नाव : वोरा राकेश  
Father's/Mother's  
Husband's Name : Jayshankar  
प्रायदिल/आई/पति चे नाव : जयशंकर  
Sex : M  
लिंग : पुरुष  
Age as on 1.1.94 : 37  
वय 94 रोजी वय : 37

W.T. 2



बदर-९			
पुस्तक क्र. १	७१७७	५०५३	
२०१४			



मंगळवार, 23 सप्टेंबर 2014 9:58 म.पू.

दस्त गोष्टवारा भाग-1

बदर 9

दस्त क्रमांक: 7174/2014

दस्त क्रमांक: बदर 9 / 7174/2014

बाजार मूल्य: रु. 1,01,23,500/- मोबदला: रु. 1,10,00,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. बदर 9 यांचे कार्यालयात

पावती: 8249

पावती दिनांक: 23/09/2014

अ. क्र. 7174 वर दि. 23-09-2014

सादरकरणाराचे नाव: राजा नारायण मसंड (एच यू एफ)

रोजी 9:55 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

*Handwritten signature*

दस्त हजर करणाऱ्याची सही:

एकुण: 31060.00

*Handwritten signature*  
सह. दु. नि. अंधेरी 3  
सह. दुय्यम निबंधक अंधेरी क्र. ३.

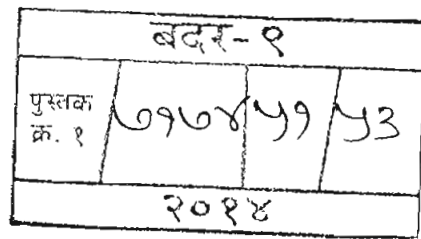
*Handwritten signature*  
सह. दु. नि. अंधेरी ३  
सह. दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: सप्लीमेंट्री अॅग्रीमेंट

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्षा क्र. 1 23 / 09 / 2014 09 : 50 : 17 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 09 / 2014 09 : 51 : 52 AM ची वेळ: (फी)







23/09/2014 10 16:40 AM

दस्त गोषवारा भाग-2

बदर9

दस्त क्रमांक:7174/2014

दस्त क्रमांक :बदर9/7174/2014

दस्ताचा प्रकार :-सप्लीमेंट्री अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजा नारायण मसंड (एच यू एफ) पत्ता:215, 0, हाई टेक इंडस्ट्रीयल एस्टेट, जोगेश्वरी पूर्व, कॅम्प रोड, Jogeshwari East, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAKHR6669G	लिहून देणार वय :-48 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:धोते ऑफसेट टेक्रोकॉप्टर्स प्रा ली चे संचालक उदय धोते पत्ता:प्लॉट नं: -, माळा नं: 2, इमारतीचे नाव: पेरामाऊंट एस्टेट, प्लॉट नं 5 ऐ, ब्लॉक नं: कोटकर एस्टेट जवड गोरेगाव पूर्व, रोड नं: ऑफ आरे ड्रोड, . . पॅन नंबर:AABCD2669N	लिहून देणार वय :-48 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत सप्लीमेंट्री अॅग्रीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:23 / 09 / 2014 09 : 53 : 47 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिपा बी शुक्ला वय:39 पत्ता:अनिता नगर लोखंडवाला कांदीवली इस्ट पिन कोड:400101	<i>[Signature]</i> स्वाक्षरी	
2	नाव:राकेश जे वोरा वय:52 पत्ता:जवाहर नागर रोड नं 18 गोरेगाव पश्चिम पिन कोड:400062	<i>[Signature]</i> स्वाक्षरी	

शिक्का क्र.4 ची वेळ:23 / 09 / 2014 09 : 58 : 49 AM

शिक्का क्र.5 ची वेळ:23 / 09 / 2014 09 : 59 : 01 AM

*[Signature]*  
सह. दुय्यम निबंधक अंधेरी क्र. ३.

iSarita v1.3.0



बदर-९		
पुस्तक क्र. १	०९०४	५२५३
२०१४		

Summary-2( दस्त गोषवारा भाग - २ )

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001620125201415M	0001798254201415

7174 /2014

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बदर-९			
पुस्तक क्र. १	७७४	५३	५३
२०१४			



प्रमाणित करणेत येते की, या ५३ पाने आहेत.  
दस्तामध्ये एकूण.....  
पुस्तक क्र. १/बदर-९/क्रमांक ७७४/२०१४  
वर नोंदला, दिनांक : 23 SEP 2014

*S. Narayan*  
सह. दुय्यम निबंधक, अंधेरी क्र. १  
मुंबई उपनगर जिल्हा



\*\*\*\*\*

Dated this            day of            2013

\*\*\*\*\*

**M/S.            DHOTE            OFFSET  
TECHNOKRAFTS PRIVATE LIMITED.,  
.....TRANSFEROR**

AND

**RAJA NARAIN MASAND (HUF)  
through its Karta and Manager MR.  
RAJA MASAND for self and as the  
Karta and Manager of his HUF  
.....TRANSFEREE**

**AGREEMENT OF SALE CUM  
TRANSFER.**

**VIMLA & CO**  
ADVOCATES & SOLICITORS  
Office No.115-116, 3<sup>rd</sup> floor,  
24-B Rajabhadur Compound,  
Amabalal Doshi Marg,  
Hamam Street, Fert,  
Mumbai-400023.

10.34