

# VALUATION REPORT

Of

**M/s. COOLDECK AQUA SOLUTIONS PVT. LTD.**

**At.**

"ANDHERI INDUSTRIAL PREMISES Co-Op Soc. Ltd."  
Unit no. 121, 1<sup>st</sup> floor, Plot no. 22,  
Village Ambivali, near Yashraj Films Building,  
off Veera Desai Road, Andheri (W).  
Tal. Andheri & Dist. MSD 400058.

**For,**

**STATE BANK OF INDIA- ANDHERI MIDC BRANCH**

**BY**

**MR. VINOD P. TALATHI**

Govt. Approved Valuers, Chartered Engineers,

**Corporate Office :** 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports  
Academy, 52 Bungalow, Pannel, Tal. Pannel, Dist. Raigad

**Mobile:** 9422433557/9096606240

**Email:** [vtalathi500@gmail.com](mailto:vtalathi500@gmail.com)

To,  
STATE BANK OF INDIA  
BRANCH: ANDHERI MIDC

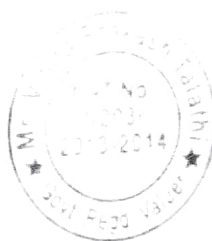
VALUATION REPORT (IN RESPECT OF FLAT)

PNL/VT/SBI/20-21/02/1614

Date: 08/02/2021

1	<b>GENERAL</b>		
1	Purpose for which the valuation is made		For Bank Loan
2	a) Date of Inspection	:	01/02/2021
	b) Date on which the valuation is made	:	08/02/2021 ✓
3	List of document produced for perusal		
	<b>RR Copy</b>		Regd. No. BDR-9/4613/2006 dated 18/05/2006 with A. V. Rs. 47,55,715/- & G. V. Rs. 55,00,000/-
	<b>Agreement to sell</b>		Between M/s. Juthika Exports (Transferors) & M/s. Cooldeck Aqua Solutions Pvt. Ltd. (Transferees) dated 16/05/2006
	<b>Society Regd. No.</b>		BOM/GNL/KW/1976 of 1982
			Society letter dated 27/04/2006
	Name of the owner(s) and his/ their address (es) with phone no.( details of share of each owner in case of joint ownership)	:	<b>M/s. Cooldeck Aqua Solutions Pvt. Ltd.</b>
5	Brief Description of the property	:	The Unit under valuation is industrial unit in the society named as "ANDHERI INDUSTRIAL PREMIER Co-Op Soc. Ltd.". The said building is comprising of Ground + 1 <sup>st</sup> upper floors. The said building is situated at Plot no. 22, Vill. Ambivali, near Yashraj Films Building, off Veera Road, Andheri (W) & about 2.5 km distance away from Andheri Railway Station.
	Location of the property		
	a) Plot No./ Survey No.	:	C.T.S. no. 844/20
	b) Door No.	:	Unit no. 121
	c) T.S.No. / Village	:	Ambivali Village
	d) <del>Ward</del> / Taluka	:	Mumbai
	e) <del>Mandal</del> / District	:	Mumbai
	f) Date of issue and validity of layout of approval map/plan		Details are not provided
	g) Approval map/ Plan issuing authority		Details are not provided

h) Whether genuineness or authenticity of approved map/plan is verified	Yes		
i) Any other comments by our empasement value on authority of approved plan	No		
7 Postal address of the property	Unit no 121, 1 <sup>st</sup> floor 'ANDHERI INDUSTRIAL PREMISES Co Op Soc Ltd' Plot no 11, Village Ambivali, near Yashraj Films Building, off Veera Desai Road, Andheri (W) Tal. Andheri & Dist. MCD 400074		
8 City/ Town	Andheri		
Residential Area	Yes		
Commercial Area	Yes		
Industrial Area	Yes		
9 Classification of the Area			
i) High/ Middle/ Poor	Middle Class		
ii) Urban / Semi Urban/ Rural	Urban		
10 Coming under Corporation limit/ Village Panchayat Municipality	Within the Limits of MCGM		
11 Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No		
12 Boundaries of the Property	as per actual		
North	: Unit no. 120		
South	: Unit no. 122		
East	: Entry of building no. 121		
West	: Unit no. 141		
Dimensions of the site	<b>A</b>	<b>B</b>	
	As per the Deed	as per Actual	
	North	: Not mentioned	Remi Building
	South	: Not mentioned	ABB Building
	East	: Not mentioned	Millennium Toyota Workshop
West	: Not mentioned	Off Veera Desai Road	
Extent of the site	NA		
Latitude, Longitude & Co-ordinates of Property	Longitude - 72.835803 Latitude - 19.132892,		
Extent of the site considered for valuation ( least of 13A & 13B)	NA		
Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Owner occupied		
<b>APARTMENT BUILDING</b>			
Nature of the Apartment	: Commercial		
Location	: Village Ambivali		
T. S. No.	: Unit no. 121		
Unit No.	: C.T.S. no. 844/20		



Ward No.		
Village / Municipality / Corporation		Under limits of M.C.M
Door No. Street or Road (Pin Code)		400010
2. Description of the locality Residential/ Commercial/ Mixed		Mixed
4. Year of Construction		1980 Year (as per Society Letter)
5. Number of Floors		Ground + 1 <sup>st</sup> upper floors
6. Type of Structure		R.C.C Frame structure
7. Number of dwelling units in the Building		30 units on ground floor & 46 units on 1 <sup>st</sup> floor
8. Quality of Construction		Good
9. Appearance of the Building		Good
10. Maintenance of the Building		Good
11. Facilities Available		
Lift		No lift
Protect Water Supply		Municipal
Underground Sewerage		Yes
Car Parking - Open/ Covered		No
Does Compound Wall exist?		Yes
Is pavement laid around the Building		Yes
III Unit		
1. The Floor on Which property is situated		1 <sup>st</sup> Floor
2. Door No. of the Unit		Unit no. 121
3. Specification of		
Roof		RCC Slab
Flooring		Vitrified & Wooden Flooring
Doors		Wooden Doors
Windows		Sliding glass
Fitting		Concealed
Finishing		Distemper
4. House Tax		Details not available
Assessment No.		N.A.
Tax paid in the name of		N.A.
Tax amount		N.A.
5. Electricity Service Connection No.		N.A.
Meter Card in the name of		N.A.
6. How is the maintenance of the flat?		Good
7. Sale Deed executed in the name of		<b>M/s. Cooldeck Aqua Solutions Pvt. Ltd.</b>
8. What is the undivided area of land as per Sale Deed?		N.A.
9. What is the Plinth area of the Unit		1150 Sq.ft. As per agreement
10. What is the floor space index (app.)		NA

निरीक्षण/RFIA  
28 JUL 2023

11	What is the Carpet Area of the Unit	938 Sq.ft. 20% less area of built up area & 898 Sq.ft. + 41 Sq.ft. (left area) as per measurement
12	Is it Poor / 1 Class / Medium / Ordinary	Medium Class
13	Is it being used for residential or Commercial	Commercial
14	Is it Owner occupied or Let out?	Owner occupied
15	If rented, what is the monthly rent?	N.A.
<b>IV MARKETABILITY</b>		
1	How is the marketability?	Good
2	What are the factors favouring for an extra potential value	Good residential area, The building is one of well known Builder in the locality 2.5 km distance away from Andheri Railway Station.
3	Any negative factors are observed which affect the market value is general?	No
<b>V Rate</b>		
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	Rs. 25,000/- to Rs. 30,000/- per Sq.ft on Carpet area depending upon location and amenities.
2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	Rs. 25,000/- to Rs. 30,000/- per Sq.ft on Carpet area depending upon location and amenities.
3	Break - up for the rate	
4	i) Building + Services	Rs. 2,000/- per Sq.ft.
	ii) Land + Others	Rs. 25,800/- per Sq.ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 2,00,830/- Sq.Mtr. i.e. Rs. 18,658/- Per Sq.ft, as per SDDR, rate depreciated by 40% i.e. Rs. 11,195/- per Sq.ft.
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a.	<b>Depreciated Building Rate</b>	
	Replacement cost of Flat with Services (v (3)i)	----
	Age of the building	35 years old (approx. as per site information)



Life of the building estimated	25 years (Subjected to proper Maintenance of building)
Depreciation percentage assuming the salvage value as	40%
Depreciated Ratio of the building	---
b. Total composite rate arrived for valuation	---
Depreciated building rate VI (a)	Rs. 1,200/- per Sq.ft.
Rate for Land & other V (3) ii	Rs. 25,800/- per Sq.ft.
Total Composite Rate	Rs. 25,000/- per Sq.ft. on Carpet area

### Details of Valuation:

Sr. No.	Description	Qty. (Measured carpet +1/2 Loft Area)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Unit	1270 Sq.ft	Rs. 27,000/-	Rs. 3,42,90,000/-
2	Wardrobes/Furniture	----	----	----
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	<b>Total</b>			<b>Rs. 3,42,90,000/-</b>

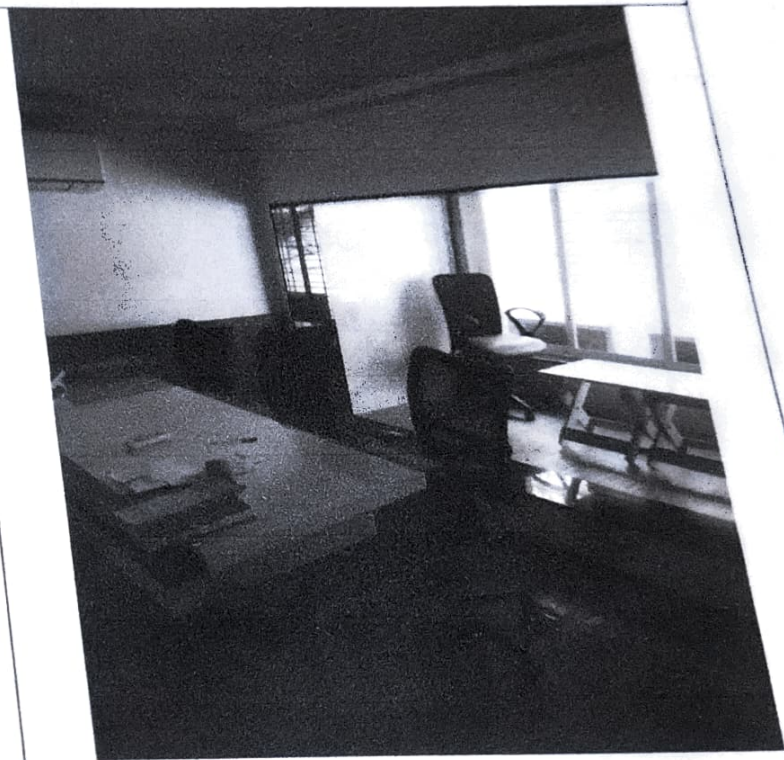
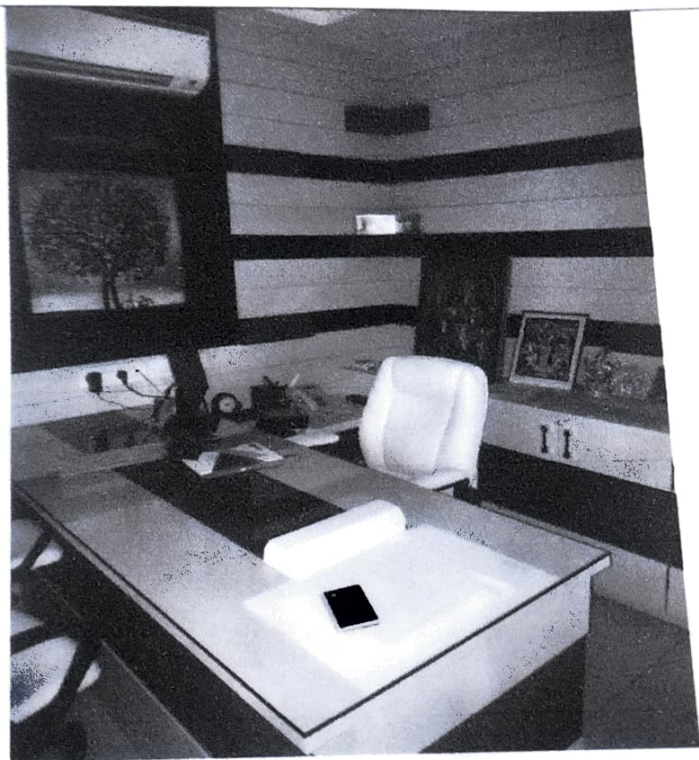
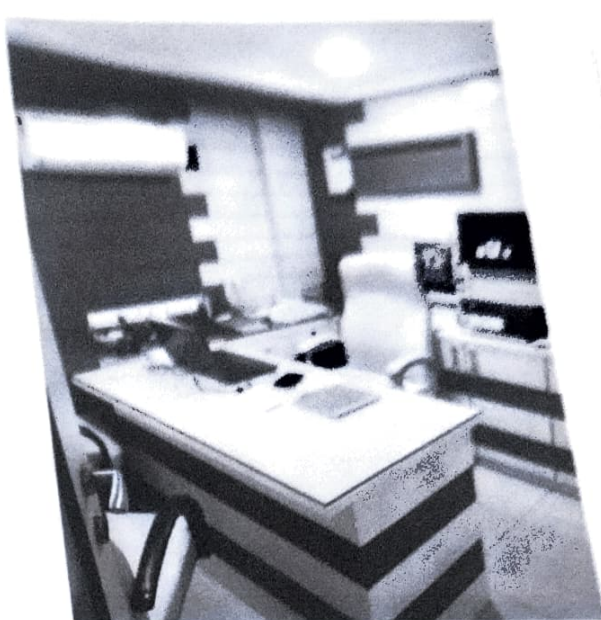
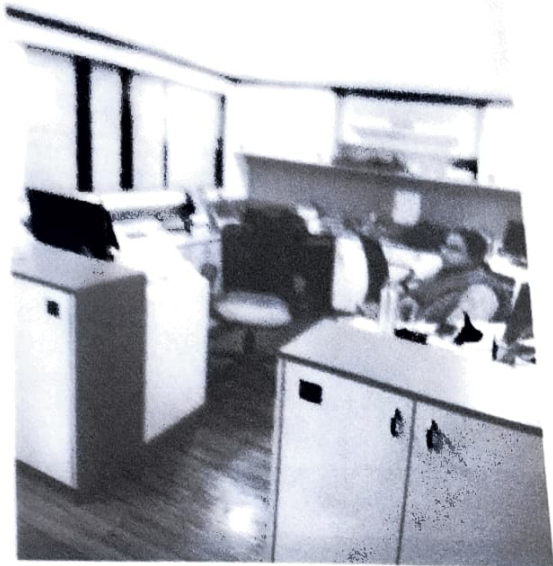


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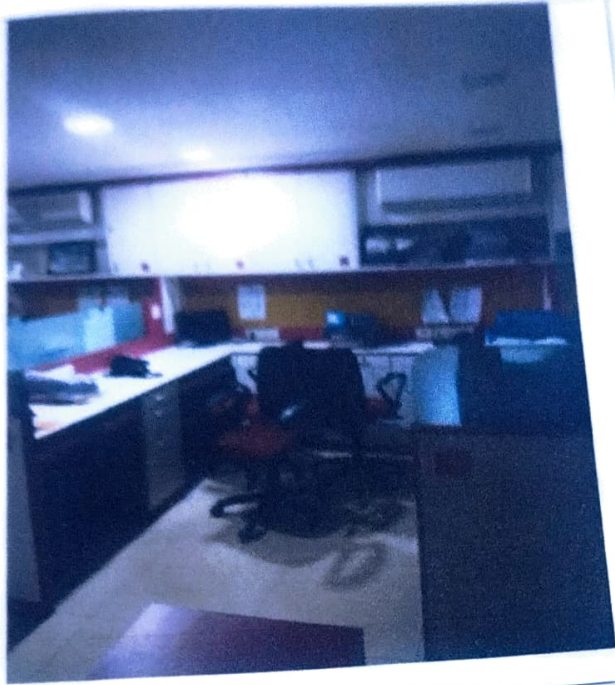
# PROPERTY PHOTOS



RFIA

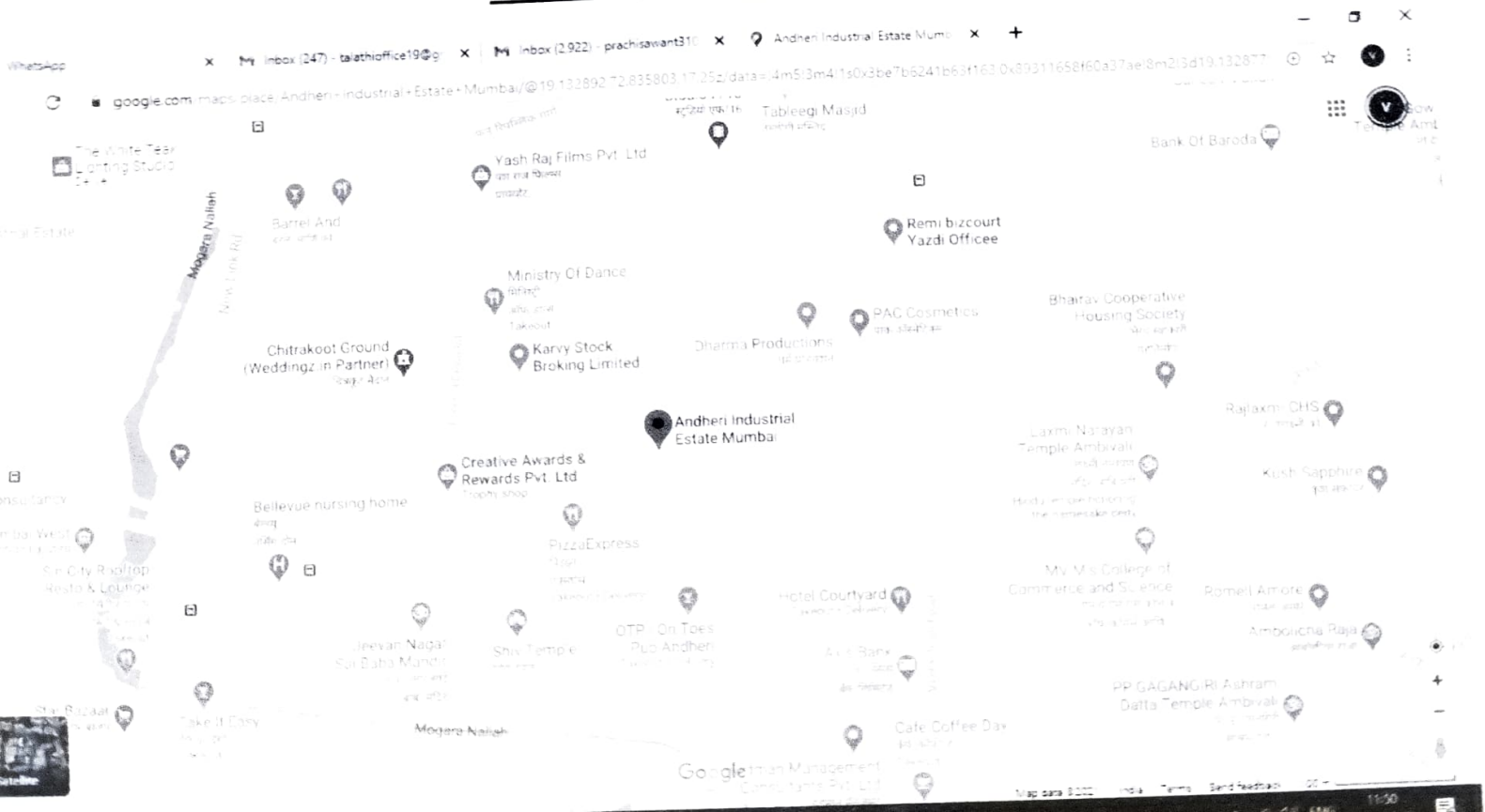








## LOCATION MAPS



As a result of my appraisal & analysis, it is my considered opinion that the **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 3,42,90,000/-** (In Words- Rs. Three Crore Forty Two Lakh Ninety Thousand Only).

The **Realizable value** of Unit is **Rs. 3,08,61,000/-** (In Words- Rs. Three Crore Eight Lakh Sixty One Thousand Only).

The **Distress value** of Unit is **Rs. 2,74,32,000/-** (In Words- Rs. Two Crore Seventy Four Lakh Thirty Two Thousand Only).

The **Government Guideline value** of Unit is **Rs. 1,28,74,250/-** (In Words- Rs. One Crore Twenty Eight Lakh Seventy Four Thousand Two Hundred Fifty Only).

The **Rental value** of Unit is **Rs. 85,725/-** (In Words- Rs. Eighty Five Thousand Seven Hundred Twenty Five Only).

The **Insurance value** of Unit is **Rs. 17,38,800/-** (In Words- Rs. Seventeen Lakh Thirty Eight Thousand Eight Hundred Only).

28 JUL 2021



*Vinod*  
Signature

Date. 08/02/2021

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ In Words- Rs. \_\_\_\_\_

Signature *[Handwritten Signature]*

(Name of the Branch manager with office seal)

054

FORM "T"

2023/10  
Serial No

Receipt No

of DOCUMENT  
APPLICATION

31 AUG 2010

Date of

Nature of document

Agreement for Sale

By whom presented

Shri Harsh Prakash Bhargava

Received fees as follows -

Rs.	Ps.
15=00	
33=00	
2=00	
50=00	

Registration fee

Filing and comparing (folios)  
(sides)

Copy fee for endorsements

Postage

Copies or memoranda (section 64 to 67)

Searches or inspection

Fines

Section 25

Section 35

Certified copies (section 57) folios

Other fees and payments

Item (on reverse) No.

"

"

"

Rupees fifty only.

Total ... ..

the document / will be ready on \_\_\_\_\_ and will  
be delivered at this office to S. Rouf  
sent by registered post

SUB-REGISTRAR  
DAMAN

Please send the document by registered post  
hand it over

to the person named below

Presenter

[Signature]

[Signature]

भारतीय पोस्टल कार्यालय

दस  
रुपये

रु. 10

TEN  
RUPEES

Rs. 10



INDIA NON JUDICIAL

दामन और दीव DAMAN AND DIU

00AA 043094

Serial No. 2025/2010  
Presented at the Office of the  
Sub-Registrar of DAMAN  
between the hours 3.30 PM  
and 4.30 PM on 31.8.2000

Received fees for : Rupees	
Registration	15 -
Copying (Folios)	23 -
Copying endorsements	2 -
Postage.....	
Private Attendance	
Total Rs.	50/-

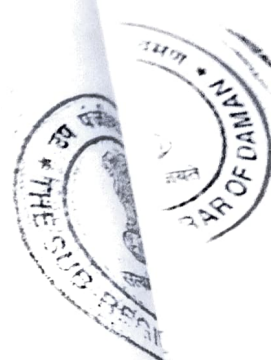
SUB REGISTRAR  
DAMAN.

SUB REGISTRAR  
DAMAN.

AGREEMENT FOR SALE :-

THIS AGREEMENT FOR SALE IS ENTERED INTO  
ON THIS 26<sup>th</sup> day of August in the Christian year Two

Serial No. 22006 Place of vend DMN/TRY, dated 25 MAR 2010  
Value of Stamp Papers Rupees 20000/-  
Name of the Purchaser G. S. Bhull  
Residing at Thane  
Agent C. S. Agrewal  
Name of Seller to the  
Signature of Vender Signature of Purchaser



महाराष्ट्र राज्य सरकार  
मुंबई नगरपालिका  
वडावा  
लालवणी औद्योगिक इलाहा, वादला, मुंबई  
- 2 -

Thousand Ten BY AND BETWEEN SMART SENOSORS  
AND TRANSDUCERS LTD. (PAN No AAACA3902C)  
(formerly known as M/s ATCO SENSORS LIMITED) 10A  
Lalwani Industrial Estate, G D Ambekar Road, Wadala,

*Deave*

Mumbai - 400 031 (India) duly represented herein by its Chairman & Managing Director VINET A DODHI (PAN No AACPD3710E) R/O 10A Talwani, Industrial Estate, G D Ambekar, Wadala, Mumbai -400 031 (India) the party of the first Part which shall hereinafter be referred to as " THE VENDOR" (which expression unless repugnant to the context shall include its successors and assigns) .

AND COOLDECK AQUA SOLUTION PVT LTD (PAN No AACCC5224H) having its unit at 121 Andheri Industrial Estate 22-off Veera Desai Road Andheri (w) Mumbai -53 represented by its Director SHRI. HARSH PRAKASH BHARGAVA Major, occ-business, r/o. Mumbai, Indian National the party of the Second Part which shall hereinafter be referred to as "THE PURCHASER" (which expression shall unless be repugnant to the context shall include its successors and assigns).

WHEREAS Mrs Shobha Mansukhlal Bhavsar had purchased the Agricultural land bearing S No 61/2 admeasuring 3100 sq meters from its lawful owner. Shri Haribhai Raghobhai & Dayalbhai Raghobhai by executing a deed of sale in the office of Sub Registrar of Daman under No 549 dated 14<sup>th</sup> September 1988. And thenafter the said property was entered in

the name of Daman Industrial Estate Limited in Revenue Record as the owner by the order of Collector Daman bearing No COL/LND/SD-DIEL/8918/89 dated 3<sup>rd</sup> April 1989.

AND WHEREAS the said land bearing S No 61/2 have been converted to N.A land by Collector Daman by his order & SANAD No 2/457/88-LND/2790 dated 10<sup>th</sup> August 1988 under section 32 of Goa Daman and Diu land Revenue code applicable to this territory.

AND WHEREAS the present vendor who was previously known as a M/s Atco Sensors Limited have purchased the said N.A land bearing S No 61/2 admeasuring 3100 sq meters of village Kadaiya from its lawful owner M/s Daman Industrial Estate Limited by executing a deed of sale in the office of Sub Registrar of Daman under serial No 1091/99 dated 17<sup>th</sup> September 1999.

AND WHEREAS Similarly the Agricultural land bearing S No 61/1 admeasuring 3200 sq meters of village Kadaiya was purchased by Smt Sulochnadevi Anil Agarwal by executing a deed of sale in the office of Sub Registrar of Daman under serial No 214 dated 22<sup>nd</sup> February 1999.

AND WHEREAS plot for construction of Industrial

building and perm

S No 61/1 adme

issued by villa

MVP/Plan/98

was approve

3/355/61/19

Panchayat

letter per

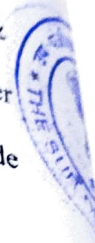
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building and permission for construction on the N A lad bearing S No 61/1 admeasuring 3200 sq meters of Kadaiya have been issued by village Panchayat of Marwad vide their letter No MVP/Plan/98-99/360 dated 6<sup>th</sup> November 1998. The said plot was approved by Architect Planner Daman vide their letter No 3/355/61/198-99/453 dated 13<sup>th</sup> October 1998. The village Panchayat have also issued revised approved permission vide letter permission vide letter No MVP/Plan/98-99/461 dated 15<sup>th</sup> December 1998 basing on approval letter of Architect planner bearing No 3/355/61/1631/98-99 dated 11<sup>th</sup> December 1998. And Smt Sulochnadevi Anil Agarwal have started the construction as per approved plan & permission:-

AND WHEREAS Smt Sulochnadevi Anil Agarwal have sold the N.A land bearing S No 61/1 admeasuring 3200 sq meters alongwith construction upto plaint level lying thereon situated at village Kadaiya Dist Daman to the present Vendor who was previously known as M/s Atco Sensors Limited by executing a deed of sale in the office of Sub Registrar of Daman under serial No 1090/99 dated 17<sup>th</sup> September 1999.

AND WHEREAS the construction of Industrial building consisting of Ground Plus first floor admeasuring 32000 sq feet

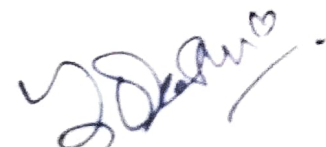
have been completed as per approved plan & permission issued by village Panchayat and therefore technical officer PWD Daman have issued the completion certificate bearing No PWD/DMN/SD-II/O.C/F-50/640/99-2000 dated 18<sup>th</sup> August 1999 and certified that building is fit for its occupation.

AND WHEREAS the vendor being seized and possessed off or otherwise well and sufficient entitled to the Non-Agricultural land bearing S No 61/2 admeasuring 3100 sq meters & S No 61/1, admeasuring 3200 sq meters with Industrial building lying thereon consisting of ground plus first floor admeasuring 32000 sq feet situated at kadaiya Dist Daman which is more particularly described in the schedule below and which shall hereinafter be called as the said Property is agreed to sale to the purchaser.

AND WHEREAS having perused all the aforesaid and other title deeds documents and having satisfied itself as regards the said Property, the Purchaser agreed to purchase the said Property from the Vendor on the terms and conditions hereinafter setout:

### CONDITIONS

- (1) That total consideration price of the said property is



fixed at Rs 3,25,00,000/- (Rupees Three Crores Twenty Five Lacs Only) which is the reasonable market price prevailing in the Area.

(a) The earnest money deposit of Rs.80,00,000/- (Rupees Eighty Lacs Only) has been paid on execution hereof;

(b) The balance consideration of Rs.2,45,00,000/- (Rupees Two Crores Forty Five Lacs Only) will be paid by the Purchaser to the Vendor upon compliance of the clauses 8 and 9 hereof. Time in that behalf being of the essence.

(2) That the Purchaser have paid to the Vendor Rs 80,00,000/- (Rupees Eighty Lacs Only) by RTGS No. SBINH 10232324765 dated 20<sup>th</sup> August 2010 drawn on State Bank of India, MIDC Andheri towards the advance amount Agreed consideration price. The Vendor acknowledge the receipt thereof to the purchaser.

(3) It is expressly agreed understood and clarified by and between the parties hereto that prior to the execution hereof the Vendor provided the Purchaser with copies of all the title deeds, papers & available plans and has

- 8 -

given the Purchaser every opportunity to verify investigate ascertain inspect and familiarize itself as regards the said Property as also as regards the nature condition topology and area thereof and the Purchaser has duly and fully satisfied itself in that behalf. The vendor will not be liable answerable or responsible to satisfy any other or further query of the purchaser.

- (4) Hence Prior to the execution hereof the Purchaser has physically verified admeasured surveyed and inspected the said Property including the factory sheds and structures thereon and has fully satisfied itself as regards and physical nature condition extent and area thereof. Having duly and fully familiarized itself as regards the physical nature condition and status of the said Property, the Purchaser intends/offers to purchase the same on an 'as is where is and whatever is basis'. The Vendor has not made any representation or warranty in that behalf.
- (5) Prior to the execution hereof the purchaser got issued public Notices in the News Papers through their advocates calling upon the Public at large to lodge their claim if any with documents proof in respect of said

(10) In case the Vendor is unable to remove his machine from the said Premises, simultaneously upon the Purchaser paying to them the balance consideration under clause 1(b) above then, the purchaser may accept the request of the vendor to continue to use and occupy part of the said Premises admeasuring approximately 10,000 Sq Feet which is shown in the map with red ink annexed herewith as the licensee/permissible user and the purchaser will execute a licence Agreement in favour of vendor to continue to use and occupy a maximum area admeasuring 10,000 Sq feet referred above for a period of 2 months.

(11) That the Vendor assures and undertakes that they will obtain and produce the certificate from ROC where company is registered regarding the present status Director, property and charge if any on such property through a company secretary within reasonable time form the date of this Agreement for sale but on or before paying full & final amount by the purchaser to the vendor.

the balance amount of agreed consideration of Rs.2,45,00,000/- under clause 1(b) above and simultaneously vendor shall execute the Registered sale deed on receipt of full and final amount as mentioned above in favour of the Purchaser and will handover actual & physical possession of the said Property to the Purchaser. It is hereby clarified that upon compliance of the Vendor's obligations under clauses 7,8 and 11 the Purchaser will be bound and liable to pay the balance sum of Rs 2,45,00,000/- under clause 1 (b) above without insisting on the Vendor's performance of any other obligation whatsoever and under any circumstances whatsoever.

- (13) That the expenses for stamp paper Registration charges for sale deed will be born by the purchaser only.
- (14) The time of payment of the balance consideration under clause 1(b) above is the most fundamental important and critical provision hereof. In the event of the Purchaser or any of them failing neglecting or avoiding for any reason whatsoever to pay the balance consideration on or before 30<sup>th</sup> October 2010, inspite of

the fact that the vendor will fulfill all their obligations and duties mentioned in clause No7,8 & 11 referred above, then and in such an event the foregoing Agreement will ipso facto and automatically stand cancelled repudiated and terminated without any act commission or commission on the part of any of the parties hereto. No notice intimation shall be required to be given by the Vendor to the Purchaser in that behalf. The Purchaser does hereby agree and undertake not to challenge question object or in any manner raise any issues or disputes as regards the termination and reputation of this Agreement and the forfeiture of the earnest money deposit as herein contained. Upon termination and cancellation of the foregoing agreement as aforesaid:

- (a) the sum of Rs.80,00,000/- paid on execution hereof will ipso facto stand forfeited and the Vendor will appropriate the same unto itself on account of mutually agreed liquidated damages;
- (b) the Purchaser will has no right title or interest of any nature whatsoever in the said Property or any part thereof;

and

(c) the Vendor will be entitled to sell dispose of or in any manner create any third party rights in respect of the said Property or any part or portion thereof as it may deem fit and proper in its absolute discretion.

- (15) Save and except as aforesaid that the vendor assures and undertakes that they have not created any charge or lien on the said Property.

### SCHEDULE

All the piece & parcel of Non-Agricultural land situated in the District of Daman Sub-District of Daman S No 61/2 admeasuring 3100 sq meters & S No 61/1 admeasuring 3200 sq meters with Industrial building lying thereon consisting of ground plus first floor admeasuring 32000 sq feet situated at Kadaiya Dist Daman and which is bounded as under:

#### Boundary of S No 61/2 :

On the East : By Land bearing S No 58 of village Kadaiya.

On the West : By Land bearing S No 79/5 of village Kadaiya.

On the North : By Land bearing S No 61/1 of village Kadaiya.

*[Handwritten Signature]*



On the South : By Land bearing S No 61/3 of village  
Kadaiya

Boundary of S No 61/1 :

On the East : By Land bearing S No 58 of village  
Kadaiya.

On the West : By Land bearing S No 79/1 of village  
Kadaiya.

On the North : By Land bearing S No 62/1, 5 & 6 village  
Kadaiya.

On the South : By Land bearing S No 61/2 & 79/6 of  
village Kadaiya.

**IN WITNESS** whereof the parties have subscribed their  
respective signature on this day at Daman.

SIGNED SEALED & DELIVERED )  
BY THE WITHINNAMED )  
Smart Sensors and Transducers LTD )  
formerly known as M/s ATCO )  
Sensors Limited )  
represented herein by its Chairman & )  
Managing Director VINEET A.  
DOSHI.....  
..... THE VENDOR.....



SIGNED SEALED & DELIVERED )  
BY THE WITHIN NAMED )  
COOLDECK AQUA SOLUTIONS )  
PVT LTD REPRESENTED BY ITS )  
DIRECTOR SHRI HARSH  
PRAKASH BHARGAVA .....  
..... THE PURCHASER.....



WITNESSES :

1. *[Signature]* S. Raut Sivasa,
2. *[Signature]* Prakash Bhargava. Res  
Mc

(1) SMART SENOSORS AND TRANSDUCERS LTD.  
(formerly known as M/s ATCO SENSORS LIMITED)  
represented herein by its Chairman &  
Managing Director VINEET A DOSHI  
R/O. 10A Lalwani, Industrial Estate,  
G D Ambekar, Wadala, Mumbai -400 031.(India)

(2) COOLDECK AQUA SOLUTION PVT LTD.  
represented by its Director  
SHRI. HARSH PRAKASH BHARGAVA  
Major, occ-business, r/o. Mumbai,  
Indian National

Executing party.....

admits execution of the so called

Agreement for Sale deed

(1) 



(2) 

