

75/6945

पावती

Original/Duplicate

Monday, October 05, 2015

नोंदणी क्रं. :39म

12:17 PM

Regn.:39M

पावती क्रं.: 8081

दिनांक: 05/10/2015

गावाचे नाव: बोनसरी

दस्तऐवजाचा अनुक्रमांक: टनन3-6945-2015

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. लिओ फ्राग्रंसिस तर्फे भागीदार प्रविण चिमणलाल  
सुवर्णकार - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 540.00

पृष्ठांची संख्या: 27

एकूण: रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे

12:35 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु.15072000 /-

मोबदला: रु.16000000/-

भरलेले मुद्रांक शुल्क :

रु. 800000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003786564201516R दिनांक: 23/09/2015

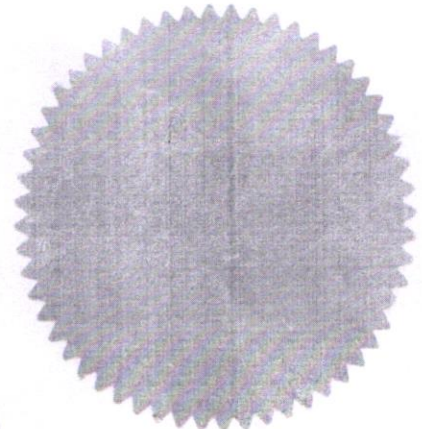
बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

पसकाराची सही

मुळ दस्तऐवज परत मिळाला

दु. लि. ठाणे-३





05/10/2015

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे  
3

दस्त क्रमांक : 6945/2015

नोदणी :

Regn:63m

## गावाचे नाव : 1) बोनसरी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	16000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15072000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: झोन नं 30/364/1, प्लॉट नं. डी-14/7,टी.टी.सी. इंडस्ट्रीयल एरिया,एम.आय.डी.सी.,व्हिलेज बोनसरी व कुकशेत,नवी मुंबई. क्षेत्रफळ 601 चौ. मी. पैकी 122.08 शेड.( ( Plot Number : D-14/7 ; ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 601 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-यश के. मेहता - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/7, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AJGPM1734Q 2): नाव:-विराज जे. मेहता - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/7, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AKCPM2464Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. लिओ फ्राग्रंसिस तर्फे भागीदार प्रविण चिमणलाल सुवर्णकार - - वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/8, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AACFL8497N 2): नाव:-मे. लिओ फ्राग्रंसिस तर्फे भागीदार शैशव प्रविण सुवर्णकार - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/8, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AACFL8497N 3): नाव:-मे. लिओ फ्राग्रंसिस तर्फे भागीदार मितेश प्रवीणचंद्र सुवर्णकार - - वय:-



36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/8,  
टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भ, नवी  
मुंबई, ब्लॉक नं: -, रोड नं: --, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-  
AACFL8497N

(9) दस्तऐवज करून दिल्याचा दिनांक 05/10/2015

(10)दस्त नोंदणी केल्याचा दिनांक 05/10/2015

(11)अनुक्रमांक,खंड व पृष्ठ 6945/2015

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 800000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



*Ele*  
सह दुय्यम निबंधक वर्ग २  
ठाणे क्र ३

महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
**ई-सुरक्षित बैंक व कोषागार पावती**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

14046536228948

Bank/Branch: PNB/APMC VASHI (3864)  
 Pmt Txn id : 230915M451263  
 Pmt DtTime : 23-09-2015@01:18:32  
 ChallanIdNo: 03006172015092350393  
 District : 1201/THANE

Stationery No: 14046536228948  
 Print DtTime: 23-09-2015@16:59:08  
 GRAS GRN : MH003786540201516S  
 Office Name : IGR115/THN3\_THANE NO 3 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
 StDuty Amt : R 8,00,000/- (Rs Eight, Zero Zero, Zero Zero only)

RgnFee Schm:  
 RgnFee Amt :

Article : B25/Agreement to sale/Transfer/Assignment  
 Prop Mvblty: Immovable  
 Prop Descr : PLOT NO D-14/7, TTC INDUSTRIAL, AREA MIDC VILL, BONSARI & KUKSHETNAVI M  
 UMBAI, Maharashtra  
 Consideration: R 1,60,00,000/-

Duty Payer: (PAN-AACFL8497N) LEO FRAGRANCES  
 Other Party: (PAN-AKCPM2464Q) VIRAJ J MEHTA

**RAMESH PHADKE**

Bank official1 Name & Signature

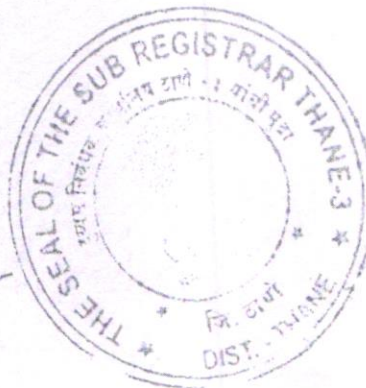
*Yashopal Gamare* 

Bank official2 Name & Signature

-----Space for customer/office use ----- Please write below this line -----

ट न न - ३
दस्तावेज २०१५
१/२०

*Viraj Mehta*



*P.C. Surankar*

*S.P. Surankar*

*Surankar*



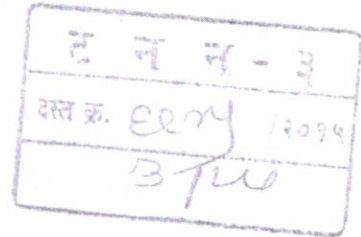


e-Stamp [ Simple Receipt ] Offline Payment Receipt

Branch Name : APMC VASHI (3864)  
 Challan Number : MBST22091550947 GRAS GRN : MR003786564201516R  
 PaymentDate : 23/09/2015 01:19:05 AM Bank Txn ID : 230915M451839  
 District : 1201-THANE Office Name : IGR115-THN3\_THANE NO 3 JOINT SUB REGISTRA  
 Registration Fees : 0030063301-70  
 Amount : 30000.00  
**Total Amount : 30000.00**  
 Duty Payer Name : LEO FRAGRANCES Duty Payer ID : PAN-ARCFL8497N  
 Duty Payer Mob No : +91-2227840727  
 Article Code : B25-Agreement to sale/Transfer/Assignment  
 Movability : Immovable Consideration Amount : 16000000.00  
 Prop Descr : PLOT NO. D-14/7, TTC INDUSTRIAL, AREA MIDC, VILLAGE BONSARI, & KUKSHET, NAVI MUMBAI, Maharashtra 400705  
 Property Area : 601.00 Sq.Meter  
 Other Party Name : VIRAJ J MEHTA Other Party ID : PAN-AKCPM2464Q

Print Receipt

*Viraj J Mehta*

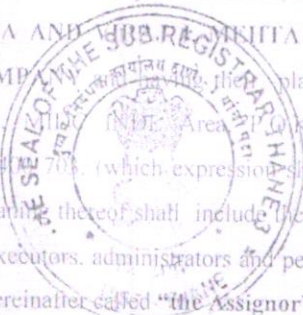



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 दस्त नं. ६०९५  
 २०१५

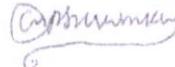
**DEED OF ASSIGNMENT**



THIS DEED OF ASSIGNMENT made and entered into at  
 Navi Mumbai this 5<sup>th</sup> day of October, 2015 Between **SRI YASHI**  
**K. MEHTA AND VIVEK MEHTA PROMOTERS OF PAT.**  
**LTD. COMPANY** whose place of business/office at D-  
 14/7, TTC Area, K.U. Bazar, Turbhe, Navi  
 Mumbai - 400701. (which expression shall unless repugnant to the  
 context mean thereof shall include their survivors or survivor and  
 the heirs, executors, administrators and permitted assigns of such last  
 survivor) hereinafter called "the Assignor" OF THE ONE PART.

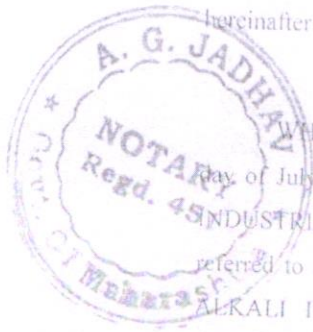



 Vivek Mehta

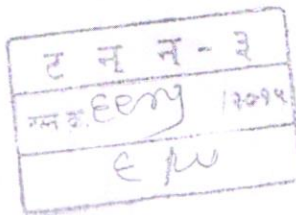
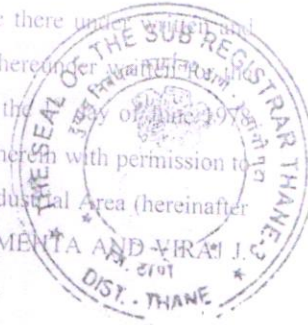
P. C. Suwankar  
 S. P. Suwankar  


AND

1) Shri Pravin Chimanlal Suvarnkar 2) Shri Shaishav Pravin Suvarnkar & 3) Shri Mitesh Pravinchandra Suvarnkar, partners of M/S. LEO FRAGRANCES, a Partnership Firm and having its registered office at Plot No. D-14/8, TTC, MIDC INDL Area, P.O.K.U. Bazar, Turbhe, Navi Mumbai - 400 703, (which expression shall unless repugnant to the context meaning thereof shall include their successors or successor in business and permitted assigns) hereinafter called "the Assignee" OF THE OTHER PART.



WHEREAS by an Indenture of Lease dated the 16th day of July, 2012 and made between the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (hereinafter referred to as "MIDC") of the One Part and M/S. CHEMICAL & ALKALI INDUSTRIAL & WAREHOUSING CO.OP.SOCIETY LTD. (hereinafter called "the Lessee") of the Other Part and lodged for registration in duplicate with the Sub-Registrar of Assurances at Thane under Sr. No.2447 on the 27<sup>th</sup> day of July, 2012, the said MIDC granted the Lease of Plot No. D-14/7 in the Trans Thane Creek Industrial Area, within the village limits of Bonsari & Kukshet and now within limits of Navi Mumbai Municipal Corporation Taluka and Registration Suby District Thane District and Registration Distract Thane containing by ad measurement 601 sq.mtrs., and more particularly described in the First Schedule there under and more particulars described in the Schedule hereunder and for a term of Ninety Five Years computed from the day of date of lease and on the terms and conditions mentioned therein with permission to sub-lease the Plot No.D-14/7 from T.T.C. Industrial Area (hereinafter referred to the said plot) to MR. YASH K. MEHTA AND VIRAJ J.C. MEHTA, as promoters of Pvt. Ltd. Company.



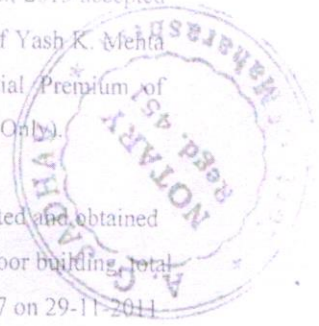
*Yash K. Mehta*  
*Viraj J. Mehta*

P. C. Suvarnkar  
S. P. Suvarnkar  
*(Signature)*  
6



AND WHEREAS by an Indenture of Sub-Lease dated the 24<sup>th</sup> day of July, 2012 and made between CHEMICAL & ALKALI INDUSTRIAL & WAREHOUSING CO.OP.SOCIETY LTD. (hereinafter called "the Sub-Lessor") of the One Part and SHRI YASH K. MEHTA and SHRI VIRAJ J. MEHTA (hereinafter called "the Sub- Lessees") of the Other Part and lodged for registration in duplicate with the Sub-Registrar of Assurances at Thane under Sr. No.6024 on the 30<sup>th</sup> day of August, 2012. the said Lessee granted the Sub-Lease of Plot No. D-14/7 in the Trans Thane Creek Industrial Area, within the village limits of Bonsari & Kukshet and now within limits of Navi Mumbai Municipal Corporation Taluka and Registration Sub District Thane District and Registration Distract Thane containing by ad measurement 601 sq.mtrs., and more particularly described in the First Schedule thereunder written and more particularly described in the Schedule hereunder written for the term of Ninety Five Years computed from the 1<sup>st</sup> day of June 1978 and on the terms and conditions mentioned therein.

AND WHEREAS at the request of the Lessee, Chemical & Alkali Indl. & Warehousing Co.Op.Society Ltd. and Assignor & Assignees, the MIDC Corporation by its letter bearing No.MIDC/ROMHP/TTC/D-14/7/2638 dated 18 Sept., 2015 accepted M/S LEO FRAGRANCES as Sub-Lessees in place of Yash K. Mehta and Viraj J. Mehta on payment of the Differential Premium of Rs.2.37.600/- (Rs. Two Lacs Thirty Seven Thousands Only).



AND WHEREAS the assignors have constructed and obtained Building Completion Certificate (B.C.C) for ground floor building total area 122.08 sq mt., constructed on the said plot D-14/7 on 29-11-2011

AND WHEREAS the Assignors declare that Plot No. D-14/7 in the Trans Thane Creek Industrial Area, the said plot, is not mortgaged or charged to any Bank or the financial institution or anybody else, and is free from all encumbrances.



*Yash Mehta*  
*Viraj Mehta*

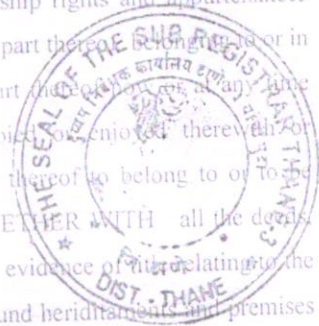
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२३३३३३ / २०१५
६७०

P.G.S.  
*S.P. Suresh*  
*[Signature]*



NOW THEREFORE THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in consideration of the premises and in consideration of the sum of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) paid by Assignees to the Assignors before execution of these presents being consideration money in respect of the Plot No. D-14/7 in the **Trans Thane Creek Industrial Area**, admeasuring 601 sq. mtres. or thereabouts standing thereon and which said plot of land is more particularly described in the Schedule hereunder written within village limits of **Bonsari & Kukshet** and now within limits of Navi Mumbai Municipal Corporation Taluka and Registration Sub-District Thane District and Registration Distract Thane (hereinafter referred as the Sub-Leasehold premises) (The payment and the receipt whereof the Assignors do hereby admit and acknowledge and the Assignors do for ever acquit, release and discharge to the assignees ) and said Assignors do hereby assign grant and transfer sell and release and assure unto the Assignee Sub-Leasehold interest in the said Sub-Leasehold premises in favour of the Assignee the said leasehold premises viz. Plot No. D-14/7 in the Trans Thane Creek Industrial Area of the MIDC for all the residue unexpired of the term of the 95 (Ninety Five) years computed from 1<sup>st</sup> day of June 1978 demised under the Sub-lease dated the 16<sup>th</sup> day of July,2012 and more particularly described in the Schedule hereunder written TOGETHER WITH ALL SINGULAR the factory premises, sewer ditches fences, trees, drains, ways paths, passages, lights, privileges, easements, profits advantage, membership rights and appurtenances whatsoever to the said premises or any part thereof belonging to or in any way appertaining to or with or part thereof enjoyed therefor or hereto for usually held, used, occupied or enjoyed therefor or reputed or known as part or member thereof to belong to or to be appurtenant thereto AND ALSO TOGETHER WITH all the deeds documents writings vouchers or other evidence of title relating to the said piece or parcel of the land or ground hereditaments and premises and every part thereof held by Assignors in the leasehold interest under the Deed of Sub-lease dated the 24<sup>th</sup> day of July,2012 which Assignors were holding AND ALSO TOEGTHER WITH all Land & Building & Water Connection etc. and right title and interest, use,



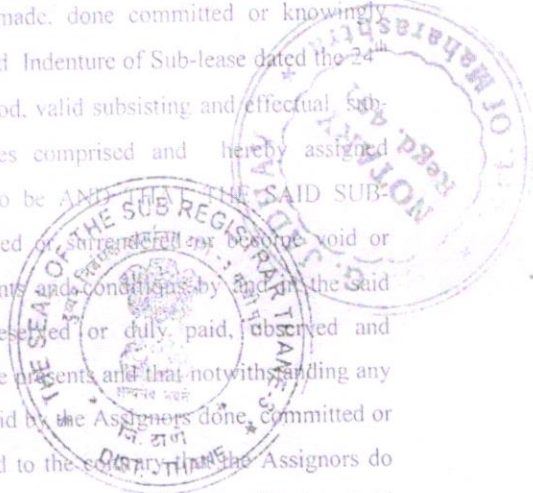
*Vijay Mehta*

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दस्त क्र. ६०९५ १२०१५  
L no

P. C. Sawant  
S. P. Sawant  
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inheritance, property possession, benefits, claims whatsoever at law and in equity of the Assignors into or upon the said premises expressed so to be or part thereof to the extent TO HAVE AND TO HOLD the interest as the Assignors as Lessees, Sub-Lessees in the said Premises and ALL AND SINGULAR and other premises hereby granted, assigned, transferred, released and assured or expressed so to be unto and to the use of the Assignee for all the residue now unexpired of the said term of the Sub-lease dated the 24<sup>th</sup> day of July, 2012 SUBJECT HOWEVER TO THE PAYMENT OF the rent reserved and the performance and observance of the covenants and conditions by the Assignee contained in the said Indenture of Sub-lease dated the 16<sup>th</sup> day of July, 2012 and which are henceforth on the part of the Assignee as Sub.Lessees ought to be paid, observed and performed.

AND ALSO SUBJECT TO ALL rents, taxes, assessments, rates and duties now chargeable or which may hereafter become payable in respect of the said premises to the Government of Maharashtra or any body corporate or authority and to the MIDC AND THE SAID ASSIGNORS HEREBY covenant with the Assignee that notwithstanding any act, deed, matter or thing whatsoever by it the Assignor or any person lawfully or equitably claiming by through, from, under in trust for it, made, done committed or knowingly suffered to the contrary the said Indenture of Sub-lease dated the 24<sup>th</sup> day of July, 2012 is now a good, valid subsisting and effectual sub-lease in law of the premises comprised and hereby assigned transferred or expressed so to be AND THAT THE SAID SUB-LEASE has not been forfeited or surrendered or become void or voidable and that the covenants and conditions by and in the said Indenture of Sub-lease reserved or duly paid, observed and performed up to the date of the present and that notwithstanding any act, deed or things as aforesaid by the Assignors done, committed or omitted or knowingly suffered to the contrary the Assignors do have an absolute authority to assign transfer the Sub-leasehold hereditaments in favour of the Assignee and to the use of the Assignee in the manner aforesaid shall and may at all times hereafter during the unexpired term of the said Sub-lease peacefully and quietly



*Umesh Mehta*

८ न न - ३	
दस्तावेज क्र. २१५	२१५
epw	

P.G.G  
*S.P. Sivaraj*  
*S.P. Sivaraj*



enter upon have occupy and enjoy said premises and receive the rents, issue and profits thereof and every part thereof for their use, benefit without any law suit, eviction interruption, claim and demand whatsoever from it i.e. the Assignors and pay the yearly rent reserved and observe and perform all the covenants and conditions contained in the said Indenture of the Sub-lease by the Assignee.

IN WITNESS WHEREOF THE ASSIGNORS AND ASSIGNEES have set their respective hands hereto on the day and the year hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO  
(Description of Land)

All that piece or parcel of land known as Plot No. D-14/7 in the Trans Thane Creek Industrial Area, within the village limits of Bansari & Kukshet and now within the limit of Navi Mumbai Municipal Corporation, Taluka and Registration Sub- District Thane District and Registration District Thane containing by ad measurement 601 sq.mtrs. or thereabouts and bounded as follows, that is to say :-

- On or towards the North by : Plot No. D-15/4
- On or towards the South by : Road (R/W 13.70 meters)
- On or towards the East by : Plot No. D-14/6,
- On or towards the West by : Plots No. D-14/8

*[Signature]*  
Vijay Mehta

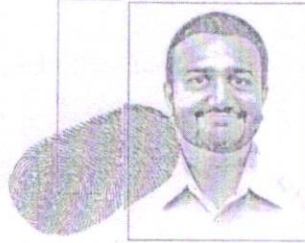


P. G. Sivanter  
S. P. Sivanter  
*[Signature]*

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SIGNED & DELIVERED by above named  
the Assignors:

SHRI YASH K. MEHTA



*Yash Mehta*

AND



*Viraj Mehta*

SHRI VIRAJ J. MEHTA

PROMOTERS OF PRIVATE LIMITED COMPANY

in the presence of :-

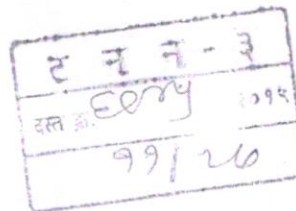
1. *Sachin B. Jain*
2. *Bhakt V. Jain*

*S*

*P. C. Surwastha*

*S. P. Surwastha*

*Atthumney*





SIGNED & DELIVERED by above named  
the Assignee:

M/S. LEO FRAGRANCES represented by partners

1) Shri Pravin Chimanlal Suvarnkar



For LEO FRAGRANCES  
*P. C. Suvarnkar*  
Partner



2) Shri Shaishav Pravin Suvarnkar &



For LEO FRAGRANCES  
*S. P. Suvarnkar*  
Partner

3) Shri Mitesh Pravinchandra Suvarnkar



For LEO FRAGRANCES  
*M. Suvarnkar*  
Partner

in the presence of :-

1. Sachin B. Jain *Sachin B. Jain*
2. Bhavesh V. Jain *Bhavesh V. Jain*

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RECEIPT

Received with thanks from M/S LEO FRAGRANCES the above assignee, Rs.1,60,00,000/-  
(Rupees One Crore Sixty Lakhs only) by Cheques/PO/RIGS as under :

CHEQ/PO/RIGS NO./DATE	AMOUNT(Rs.)	PAID TO	BY BANK
1)	800,000/-	YASH K MEHTA	COSMOS
2)	800,000/-	VIRAJ J. MEHTA	COSMOS
3) RIGS	59,50,000/-	YASH K. MEHTA	COSMOS
4) RIGS	59,50,000/-	VIRAJ J. MEHTA	COSMOS
5) 213662 /14-09-2015	12,50,000/-	YASH K. MEHTA	COSMOS
6) 213661 / 14-09-2015	12,50,000/-	VIRAJ J. MEHTA	COSMOS
TOTAL	1,60,00,000/-		

(Rupees One Crore Sixty Lacs only)

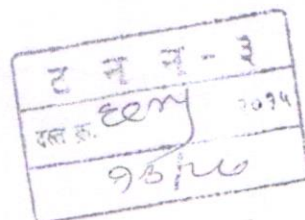
Place: Mumbai

Date:

  
(YASH K. MEHTA)

  
(VIRAJ J. MEHTA)

ASSIGNORS





## DEED OF ASSIGNMENT

DATED

THIS 5<sup>th</sup> DAY OF October, 2015

EXECUTED BY

YASH K. MEHTA AND VIRAJ J. MEHTA  
PROMOTERS OF PVT LTD CO.

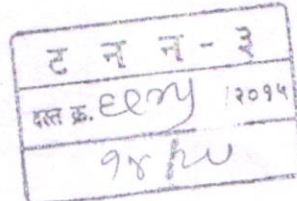
IN FAVOUR OF

1) Shri Pravin Chimanlal Suvarnkar  
2) Shri Shaishav Pravin Suvarnkar &  
3) Shri Mitesh Pravinchandra Suvarnkar,  
partners of M/S. LEO FRAGRANCES.



**VASANI & ASSOCIATES**  
*Chartered Accountant*

H.O. 235, HIND RAJASTHAN BUILDING,  
95, DADA SAHEB PHALKE ROAD,  
DADAR(EAST), MUMBAI-400014  
Tel.: 022 24100 224  
Email: vasanibp@gmail.com  
BR: A-204, HEMU ARCADE,  
VALLABHBHAI PATEL ROAD,  
VILE PARLE (WEST),  
MUMBAI - 400056  
Tel.: 022 26107254  
Email: vasanibpparle@gmail.com



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Govt. of Maharashtra Undertaking)

Regional Office: MIDC Office Bldg., 3<sup>rd</sup> floor, Behind Lokmat Press, Thane-Belapur Road, Post: Kopar Khairne, Mahape, Navi Mumbai-400 710.

Regional Office: Tel. Nos. 022-27782893/94

E-mail: romahape@midcindia.org

By R.P.A.D./Courier

No.MIDC/RO/MHP/TTC/D-14/7/

2638

Date: 18 SEP 2015

To:

**The Licensee:** M/s.Chemical & Alkali Industrial & Warehousing Co-op. Society Ltd.  
Plot No. D-11/3, TTC Indl.Area, MIDC, Turbhe, Navi Mumbai-400 705.

**1<sup>st</sup> Sub-Licensee:** Shri Yash K. Mehta & Shri Viraj J. Mehta, Promoters of Pvt.Ltd.Co.  
Plot No. D-14/7, TTC Industrial Area, Turbhe, Navi Mumbai-400 703.

**Sub:** TTC Industrial Area  
Plot No. D-14/7  
Transfer of Plot/change in Sub-Licensee ....

**Ref:** 1.Letter dt.05/09/2015 received from Shri Yash K. Mehta & Shri Viraj J. Mehta, Promoters of Pvt.Ltd. Co., 1<sup>st</sup> Sub Licensee.  
2.NOC dt. 09/09/2015 from M/s.Chemical & Alkali I&WC<sup>t</sup> Ltd., the Licensee.  
3.Letter from Shri P.C.Suvarnkar & 2 others, Partners of M/s.Leo Fragrances, the Sub-licensee and transferee.  
4.Undertaking-cum-Indemnity Bond dt. 02/09/2015 executed between 1<sup>st</sup> Sub-Licensee and 2<sup>nd</sup> Sub-Licensee, duly notarised.

Sirs,


Since you have paid an amount of Rs.2,37,600/- (Rupees Two Lakh Thirty Seven Thousand Six Hundred only) towards the Differential Premium vide D.R. No.1441 dt.14/09/2015 and submitted NOC dated 09/09/2015 from M/s. Chemical & Alkali Indl. & Warehousing Society Ltd., the Corporation has accepted **Shri Pravin C. Suvarnkar, Shri Shaishav P. Suvarnkar & Shri Mitesh P. Suvarnkar, Partners of M/s. Leo Fragrances as new Sub-Licensee** for undertaking industrial activity i.e. mfr. of "Industrial Fragrances" (by mixing process only) in respect of subject plot No.D-14/7 admeasuring 600 sq.mtr. in place of Shri Yash K. Mehta & Shri Viraj J. Mehta, Promoters of the Pvt.Ltd. Co.

The other conditions of the said transfer order are as under:

- The 2nd Sub-Licensee, Shri Pravin C. Suvarnkar, Shri Shaishav P. Suvarnkar & Shri Mitesh P. Suvarnkar, Partners of M/s. Leo Fragrances shall execute and submit a Deed of Assignment as provided under the Lease/Sub-Lease within a period of 60 days from the date of this transfer order.
- The 2nd Sub-Lessee shall obtain and submit MPCB consent prior to commencement of their activity.
- The 2nd Sub-Lessee shall start production activity within a period of two years from the date of this transfer order.
- No further request for transfer shall be entertained unless the 2nd Sub Lessee starts its activity as stated above.

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Yours faithfully,  
  
Area Manager,  
Regl. Office, MIDC, Mahape

Copy f.w.cs. to : Shri Pravin C. Suvarnkar, Shri Shaishav P. Suvarnkar & Shri Mitesh P. Suvarnkar, Partners of M/s. Leo Fragrances (2nd Sub-Licensee)  
D-14/8, Next to L.N. Chemicals, TTC MIDC Indl.Area, P.O.O.K.U.Bazar, Turbhe, Navi Mumbai-400 705.

Copy to : Shri Yash K. Mehta & Shri Viraj J. Mehta, Promoters of Pvt.Ltd.Co. (1st Sub-Licensee)  
Plot No. D-14/7, TTC Industrial Area, Turbhe, Navi Mumbai-400 703.

Copy submitted to :

- The Chief Accounts Officer, MIDC, Mumbai - 400 093.
- The General Manager (Legal), MIDC, Mumbai - 400 093.
- The Technical Advisor, MIDC, Mumbai - 400 093.
- The Executive Engineer, MIDC Divn.No.II, Mahape, Navi Mumbai.
- The Executive Engineer, MSEB, Vashi, Navi Mumbai.

Copy with f.w.cs. to : The Deputy Engineer & SPA, MIDC Sub-Divn., Mahape, Navi Mumbai.



**MIDC**



This letter is accompaniment to letter No. DE/MHP(C)/D-14/7/ 3909  
Dated 29/11/2007

**BUILDING COMPLETION CERTIFICATE**

This is to certify that Kalyan Brothers of Plot No. D-14/7 in T.T.C. Indl. Area, have completed the Factory building on the above said plot in accordance with the building plans approved vide Executive Engineer, MIDC, Dn-I, Thane letter No. TBP/549/489 of 89/ dated 09.10.1989 through the licensed Architect M/s. Compaq Design Reg. No. CA/81/6500

Details of units constructed are as given below :

- 1) Name of allottee : Kalyan Brothers.
- 2) Plot No. : D-14/7
- 3) Plot Area in Sqm. : 600.32 m<sup>2</sup>
- 4) Date of allotment : 20.01.1981
- 5) Date of possession :
- 6) Approval of plans :

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	Plinth m <sup>2</sup>	1 <sup>st</sup> floor m <sup>2</sup>	Total m <sup>2</sup>
A) 1 <sup>st</sup> Approval No. TBP/549/489 Dated :- 09.10.1989.	122.08	---	122.08
Total :-	122.08	---	122.08

Grand Total :- 122.08 m<sup>2</sup>



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2411/2012

नोंदणी 63 व.

सूची क्र. दोन INDEX NO. II

Regn. 63 m.a.

गावाचे नाव : बोनसारी

भाडेपट्टा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा  
 भाडेपट्टाकार भाडेपट्ट्याच्या अशा प्रकारच्या भाडेपट्ट्याद्वारे भाडे निश्चित केले असेल आणि कोणतेही अधिमूल्य भरले किंवा सुपूर्द केले नसेल त्या बाबतीत  
 भाडेपट्टाकार आकारणी देतो मोबदला रु. 0.00  
 भाडेपट्टाकार ते नमूद करावे) वा.मा. ख. 2,357,500.00

मोटोहिस्सा व घरक्रमांक (1) घर्णनः प्लॉट नं डी-14/7 बोनसारी ठाणे अभिनिर्णय क्र 210/2012 दि 20/3/12

(1)601 चौ मी व त्यातील बांधकाम 122.08 चौ मी

किंवा जुडी देण्यात (1)

करून देण्या-या (1) एम आय डी सी - ; घर/प्लॉट नं. - ; गल्ली/रस्ताः - ; ईमारतीचे नावः - ; ईमारत नं. - ; पेठ/वसाहतः - ; शहर/गावः - ; तालुकाः - ; पिनः - ; पॅन नम्बरः - ;

करून घेण्या-या (1) केमिकल अॅन्ड अल्कली इंडस्ट्रिअल अॅन्ड वेअरहौसिंग को ऑप सोसा लि तर्फे डायरेक्टर के आर गोहिल - ; घर/प्लॉट नं. - ; गल्ली/रस्ताः - ; ईमारतीचे नावः हिमालया हाऊस पलटन रोड मुंबई; ईमारत नं. - ; पेठ/वसाहतः - ; शहर/गावः - ; तालुकाः - ;पिनः - ; पॅन नम्बरः AAAJC0228J.

करून दिल्याचा (2) केमिकल अॅन्ड अल्कली इंडस्ट्रिअल अॅन्ड वेअर हौसिंग को ऑप सोसा लि तर्फे मॅनेजर आर आर अनेराव - ; घर/प्लॉट नं. - ; गल्ली/रस्ताः - ; ईमारतीचे नावः सटर; ईमारत नं. - ; पेठ/वसाहतः - ; शहर/गावः - ; तालुकाः - ;पिनः - ; पॅन नम्बरः AAGP/9976R.

नोंदणीचा 16/07/2012

नोंदणीचा 27/07/2012

खंड व पृष्ठ 2411 /2012

मुद्रांक शुल्क रु 106100.00

नोंदणी रु 23600.00

सह दुय्यम निबंधक ठाणे. क्र 99



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दस्तावेजांचे व क्रमांक: 5907/2012

Thursday, August 30, 2012

5:02:20 PM

दुय्यम निबंधक: ठाणे 3

सूची क्र. दोन INDEX NO. II

गावाचे नाव: वोनसारी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 12,654,500.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: प्लॉट नं डी-14/7, टी टी सी इंड. एरिया, ADJ = 208  
अन्वये मु शु वसूल, वोनसारी, नवी मुंबई
- (3) क्षेत्रफळ (1) 601 चौ मी व बांधीव 122.08 चौ मी
- (4) आकारणी किंवा जुडी दे यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता  
(1) केमिकल अँड अल्कली इंड. आणि वेअरहोसींग सो लि तर्फे विलेखाचा घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; फ्लॉट नं: -; मुंबई; तालुका: -; पिन: -; पॅन नंबर: AAAJC 0225  
(2) केमिकल अँड अल्कली इंड. आणि वेअरहोसींग सो लि तर्फे विलेखाचा घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; तालुका: -; पिन: -; पॅन नंबर: AAGPA 9976R  
(3) कल्याणी एम भुटा, अश्वीनी एम भुटा व फाल्गुनी एम भुटा तर्फे विलेखाचा घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; तालुका: -; पिन: -; पॅन नंबर: AADPM 6935C  
(4) प्रमोटर्स ऑफ प्रा लि तर्फे यश के मेहता -; घर/प्लॉट नं: -; नाव: -; ईमारत नं: -; काशी सय्यद रोड, मुंबई; पट/पसाहट: -; पॅन नंबर: AJGPM 1734Q  
(5) प्रमोटर्स ऑफ प्रा लि तर्फे विराज जे मेहता -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AJGPM 2454Q
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 24/07/2012
- (8) नोंदणीचा 30/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 5907 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 633030.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सह दुय्यम निबंधक बर्ग २ जि. ठाणे  
ठाणे क्र. ३



दस्तावेज क्र. 5907  
दिनांक 30/08/2012



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAISHAV P SUVARNKAR

PRAVIN CHIMANLAL SUVARNKAR

15/08/1973

Permanent Account Number  
AAJPS5815N

*S.P. Suvarkar*  
Signature



05993007

*S.P. Suvarkar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIRAJ JAWAHAR MEHTA

JAWAHAR CHIMANLAL MEHTA

20/05/1985

Permanent Account Number

AKCPM2464Q

*Viraj Mehta*  
Signature



09042010

*Viraj Mehta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

YASH KIRIT MEHTA

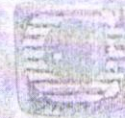
KIRIT CHIMANLAL MEHTA

24/09/1982

Permanent Account Number

AJGPM1734Q

*Yash Mehta*  
Signature



*Yash Mehta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SACHIN BHAVARLAL JAIN PARMAR

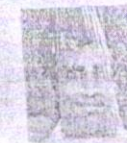
BHAVARLAL VALCHAND JAIN

20/08/1981

Permanent Account Number

ADCPJ1288Q

*Sachin Jain*  
Signature



20122010

*Sachin Jain*



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दस्तावेज क्र. 2094  
23/10



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**LEO FRAGRANCES**

09/04/2007  
 Permanent Account Number  
**AACFL3497N**



खाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ACYPS7544R**

नाम / NAME  
**MITESH PRAVINCHANDRA SUVARNAKAR**

पिता का नाम / FATHER'S NAME  
**PRAVINCHANDRA CHIMANLAL SUVARNAKAR**

जन्म तिथि / DATE OF BIRTH  
**02-06-1979**

हस्ताक्षर / SIGNATURE

*Mitesh*

आयकर अधिकारी (संयुक्त क्षेत्र)  
 Commissioner of Income-tax (Composite)



*P. C. Suvarna*

खाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AAFPS3161H**

नाम / NAME  
**PRAVIN CHIMANLAL SUVARNAKAR**

पिता का नाम / FATHER'S NAME  
**CHIMANLAL KESHAVLAL SUVARNAKAR**

जन्म तिथि / DATE OF BIRTH  
**04-03-1945**

हस्ताक्षर / SIGNATURE

*P. C. Suvarna*

आयकर विभाग (संयुक्त क्षेत्र)  
 DIRECTOR OF INCOME TAX SYSTEMS

*Dhangar*

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 २०१२०

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**धुङ्गार हिरालाल धुङ्गार**  
**DHANGAR HIRALAL DHUDAKU**  
**धुङ्गार गतलु धुङ्गार**  
**DHUDAKU GATLU DHANGAR**

20M1H078  
 Permanent Account Number  
**ANBPD5431C**

Signature



75/6945

सोमवार, 05 ऑक्टोबर 2015 12:17  
म.नं.

दस्त गोषवारा भाग-1

टनन3 23)24

दस्त क्रमांक: 6945/2015

दस्त क्रमांक: टनन3 /6945/2015

बाजार मुल्य: रु.  
1,50,72,000/-

मोबदला: रु. 1,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.8,00,000/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

पावती:8081

पावती दिनांक:

05/10/2015

अ. क्रं. 6945 वर दि.05-10-2015

रोजी 12:14 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: म. लिओ फ्रायंसिस तर्फे  
भागीदार प्रविण चिमणलाल सुवर्णकार - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

540.00

पृष्ठांची संख्या: 27

P. C. Suwankar  
दस्त हजर करणाऱ्याची सही:

एकूण: 30540.00

  
Joint Sub Registrar Thane 3



दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

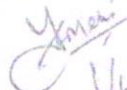
शिकका क्रं. 1 05 / 10 / 2015 12 : 13 : 22 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 05 / 10 / 2015 12 : 15 : 51 PM ची

- प्रतिज्ञा पत्र -  
प्रतिज्ञा पत्र नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तयवरील नोंदणीस बाबत केला आहे. दस्तामधील संपुर्ण मजकूर बरोबर व सत्य आहे. साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेनिर बाबी साठी जालील निष्ठादाक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण दस्तांमुळे सादर करणारे / कोणत्याही कायदा / विधान / परिपत्रके यांचे अस्तित्वात येत नाही.

P. C. Suwankar

लिहून घेणार आहे S. P. Suwankar

  
लिहून घेणार आहे





05/10/2015 12 22:36 PM

दस्त गोषवारा भाग-2

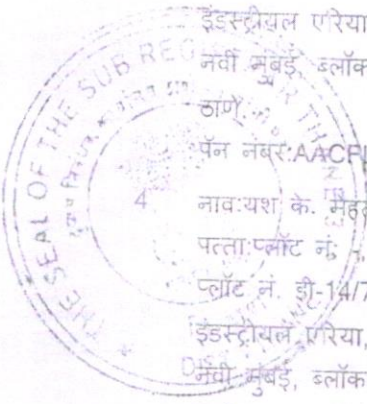
टनन3 २६२६

दस्त क्रमांक:6945/2015

दस्त क्रमांक :टनन3/6945/2015

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. लिओ फ्राग्रंसिस तर्फे भागीदार प्रविण चिमणलाल सुवर्णकार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/8, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AACFL8497N	लिहून घेणार वय :-70 स्वाक्षरी:-		
2	नाव:मे. लिओ फ्राग्रंसिस तर्फे भागीदार शैशव प्रविण सुवर्णकार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/8, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AACFL8497N	लिहून घेणार वय :-42 स्वाक्षरी:-		
3	नाव:मे. लिओ फ्राग्रंसिस तर्फे भागीदार मितेश प्रवीणचंद्र सुवर्णकार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/8, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AACFL8497N	लिहून घेणार वय :-36 स्वाक्षरी:-		
4	नाव:यश के. मेहता - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/7, टीटीएमसी, एम.आय.डी.सी. इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AJGPM1734Q	लिहून देणार वय :-33 स्वाक्षरी:-		
5	नाव:विराज जे. मेहता - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. डी-14/7, टीटीएमसी, एम.आय.डी.सी.	लिहून देणार वय :-30 स्वाक्षरी:-		





Summary-2( दस्त गोपवारा भाग - २ )

इंडस्ट्रीयल एरिया, पी. ओ.के.यु. बझार, तुर्भे,  
नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,  
ठाणे.  
फॉन नंबर: AKCPM2464Q



वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ: 05 / 10 / 2015 12 : 18 : 31 PM



ओळख-

खालील इसम मध्ये लिबेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनुपक्षकाराचे नाव व पत्ता  
क्र.

1 नाव: सचिन भवरलाल जैन - -  
वय: 34

पत्ता: सेक्टर 5, कोपरखैरणे, नवी मुंबई  
पिन कोड: 400709

*(Signature)*

स्वाक्षरी

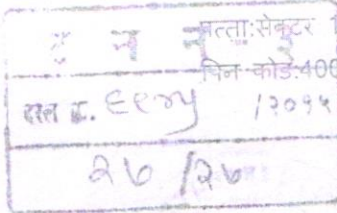


2 नाव: हिरालाल धनगर - -  
वय: 36

पत्ता: सेक्टर 19, वाशी, नवी मुंबई  
पिन कोड: 400703

*(Signature)*

स्वाक्षरी



छायाचित्र

अंगठ्याचा ठसा

प्रमाणित करण्यात येते की सदर दस्तावेज एकूण २६ ..... पाने आहेत.

शिकका क्र.4 ची वेळ: 05 / 10 / 2015 12 : 20 : 10 PM

शिकका क्र.5 ची वेळ: 05 / 10 / 2015 12 : 20 : 53 PM नोंदणी पुस्तक 1 मध्ये सह दुय्यम निबंधक, ठाणे - ३ (वर्ग - २)

Joint Sub Registrar Thane 3

पुस्तक क्र. १  
क्रमांक ..... वर नोंदला

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003786564201516R	0002433717201516
2	MH003786540201516S	0002433716201516

*(Signature)*  
A. G. Jadhav  
HIGH COURT ADVOCATE  
NOTARY  
E-6, 1st Floor, Sector - 1  
Vas, Thane Mumbai - 400703

6945 / 20

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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