

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Thane on 4th day of ~~NOVEMBER~~ DECEMBER November in the Christian year Two Thousand Fifteen (2015)

K. D. Chavhan
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BETWEEN

M/s. ECE INDUSTRIES LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered Office at 28-A, ECE House, Kasturba Gandhi Marg, New Delhi - 110 001 through its Authorized Signatory Mr. Ashok Kumar Joshi, aged 52 years, residing at 301 C 1, Navrang C.H.S. Ltd., Near Sapana Hotel, Shahad West, Kalyan, Shahad, Thane, Maharashtra 421103 duly authorized by Board in the meeting of Board of Directors held on 13th August 2015 hereinafter called "the Transferor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART;**

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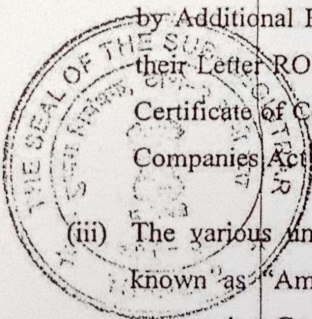
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AND

M/s. GLOBAL PHARMA a registered partnership firm carrying their business from D-246, Amargian CHS Ltd, LBS Marg, Khopat, Thane (West), Thane 400 601 through their partners (I) MR. KRISHNAT VISHNU DEOKAR and (ii) MRS. CHANDA KRISHNAT DEOKAR, both of Thane, Indian Inhabitants, residing at Flat No.502, 5th floor, Parijat Sundervan park, Plot No.464, Devdaya Nagar, Thane 400 606, Thane, hereinafter called "the Transferees" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their partner or partners for the time being and the heirs, executors and administrators of the last surviving partner) of the OTHER PART;

WHEREAS:

- (i) By an Article of Agreement dated 17th December, 1984 entered into by and between Synth Fabrics Private Limited therein called the "Builders" of one part and Electric Construction & Equipment Company Limited, therein called the "Purchaser" of the other part, the Builder therein have sold and Electric Construction & Equipment Company Limited therein have purchased and acquired the Industrial Unit No. A/21 admeasuring 38.72 sq. mt. built up area (hereinafter referred to as the "Unit") on ground Floor on the building constructed by the Builder for a consideration and on terms and conditions as stated therein.
- (ii) Pursuant thereto, the name of Electric Construction & Equipment Company Limited was changed to ECE Industries Ltd. and consequently a fresh Certificate of Incorporation in the name of ECE Industries Ltd. was issued by Additional Registrar of Companies, Delhi & Haryana, New Delhi vide their Letter ROC / Approval / 21 / 8279 / 16479 dated 05th June 1987 and Certificate of Company No.8279 was issued to under Section 23 (1) of The Companies Act, 1956;
- (iii) The various unit holders including ECE Industries Ltd of the building known as "Amargian" jointly formed a cooperative society known as "Amargian Co-operative Premises Society Ltd." (hereinafter referred to as the "Society") registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration No.



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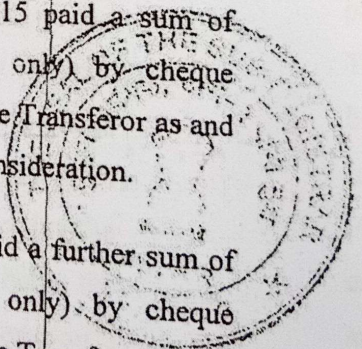
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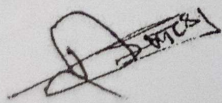
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TNA(TNA)GEN(C)/311/1987-88 having its registered office address at L.B.S. Marg, opp Central Bus Stand, Khopat Thane (west), 400 601;

- (iv) The Society has issued 10 (ten) fully paid-up shares of the face value of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.500/- (Rupees Five Hundred only) of the Society bearing distinctive Share Nos.251 to 260 (both inclusive) comprised in share certificate No.1/2 (hereinafter referred to as the 'Shares') dated 21st November, 1988 in respect of the Unit. The Unit and the Shares are hereinafter for the sake of convenience collectively referred to as the "Premises";
- (v) Accordingly, the Transferor herein has been admitted as member and shareholder of the Society in respect of the Unit;
- (vi) Thus, the Transferor herein is the owner of and well and sufficiently entitled to the Unit and the Shares on what is popularly known as 'Ownership basis' together with all the rights, benefits, advantages and privileges attached thereto;
- (vii) The Transferor has agreed to sell, transfer and assign to the Transferees its entire right, title and interest in the Premises together with furniture, fixture and electrical equipment and also together with all incidental rights and benefits attached thereto and the Transferees have agreed to purchase and acquire from the Transferor all its right, title and interest in the Premises at or for a total consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs only) (hereinafter referred to as "Total Consideration");
- (viii) The Transferee has on or around 15th September, 2015 paid a sum of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only) by cheque No.211959 drawn on Bharat Bank, Mulund branch, to the Transferor as and by way of earnest money towards the aforesaid Total Consideration.
- (ix) The Transferee has on or around 23rd October, 2015 paid a further sum of Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand only) by cheque No.211976 drawn on Bharat Bank, Mulund branch, to the Transferor as and by way of further part payment making aggregate payment of Rs.8,00,000/- (Rupees Eight Lacs only) towards the aforesaid Total Consideration.



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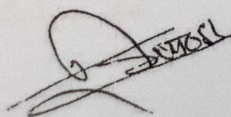
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- (x) The Transferees have informed the Transferor that the Transferees intend to take a loan from Bharat Co-operative Bank (Mumbai) Ltd. (hereinafter referred to as the "**Bharat Bank**") for the payment of balance consideration amount of Rs.40,00,000/- (hereinafter referred to as "**Balance Consideration**") to the Transferor;
- (xi) The Society has vide its letter dated 2nd September, 2015 granted to the Transferor its 'No Objection' for transfer of the Premises. Hereto annexed and marked as Annexure "A" a copy of the letter dated 2nd September, 2015 issued by the Society;
- (xii) The Transferees have now requested the Transferor to execute this Agreement for Sale which the Transferor has agreed to do for the consideration and on the terms and conditions and in the manner set out hereinafter.

NOW THIS AGREEMENT FOR SALE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only) paid by the Transferees to the Transferor by cheque No.211959 dated 15th September, 2015 drawn on Bharat Bank, Mulund branch, as and by way of earnest money and further sum of Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand only) by cheque No.211976 drawn on Bharat Bank, Mulund branch, to the Transferor as and by way of further part payment, making aggregate sum of Rs.8,00,000/- (Rupees Eight Lacs only) paid by the Transferees to the Transferor on or before the execution of these presents (the payment and receipt whereof the Transferor do hereby admit and acknowledge and of and from the same and every part thereof do forever acquit, release and discharge the Transferees) and in consideration of the further sum of Rs.40,00,000/- (Rupees Forty Lakhs only) being the balance consideration amount (hereinafter referred to as the "**Balance Consideration**") payable by the Transferees to the Transferor on or before thirty (30) days from the date of execution of this presence making the aggregate the sum of Rs.48,00,000/- (Rupees Forty Eight Lakhs only) being the total consideration amount (hereinafter referred to as the "**Total Consideration**") to be paid by the Transferees to the Transferor and against the Transferor handing over all the original title deeds including Share Certificates of the Premises to The Bharat Co-operative Bank Ltd. (hereinafter referred to as the "**Bharat Bank**") as set out hereafter and against the Transferor handing over to the Transferees clear,

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vacant and peaceful possession of the Premises on receipt of Balance Consideration, the Transferor hereby agree to sell, transfer and assign unto the Transferees all its share, right, title and interest in Unit No. A/21 admeasuring 38.72 sq. ft. built up area (hereinafter referred to as the "Unit") on ground Floor of the building known as "Amargian" (hereinafter referred to as the "Building") belonging to Amargian Co-operative Premises Society Ltd. (hereinafter referred to as the "Society"), standing on Plot of land bearing Survey No.98 pt and CTS No.4B/2 and 5B/2, Tika No.9 situated at Lal Bahadur Shashtri (LBS) Marg, opp Central Bus Stand, Khopat Thane (West), Thane 400 601 together with furniture, fixture and electrical equipment as set out in Annexure "B" and the 10 (ten) fully paid up equity shares of Rs.50/- each bearing Distinctive Nos.251 to 260 (both inclusive) comprised in Share Certificate No.1/2 dated 21st November, 1988 (hereinafter referred to as the "Shares") held by them in the Society and all the Transferor's share, right, title and interest incidental thereto including all contributions, deposits etc. paid by the Transferor to the Society and as standing credited or accrued in respect of the Unit including the amount lying in the Sinking Fund, Repairs and Reconstruction etc. (all of which including the Unit and the Shares are hereinafter collectively referred to as the "Premises") together with the rights, privileges, advantages and appurtenances whatsoever to the Premises belonging to or in any manner appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held used, enjoyed or occupied therewith or reputed or known as part or members thereof or to belong or be appurtenant thereto AND ALSO TOGETHER WITH all former and other deeds, documents, writing, vouchers and other evidences of title relating to the Premises including the relevant Share Certificate in respect of the Shares and all other evidences of title in respect of the Premises or any part thereof AND ALL THE ESTATE, right, title and interest, use, inheritance, property, possession, benefit, claim, order and whatsoever at law and in equity of the Transferor into, out of or upon the Premises TO HAVE AND TO HOLD all and singular the Premises hereby agreed to be sold, transferred and assigned or intended or expressed so to be with rights, privileges, advantages, members and appurtenances unto and to the use of the Transferees forever absolutely SUBJECT TO the payment by the Transferees, from the date of possession of the Unit handed over by the Transferor to the Transferees, of all proportionate rent, rates, taxes, assessments, dues and outgoing payable to the Government of Maharashtra, Municipal Corporation or any other Local Body or Authority in respect thereof



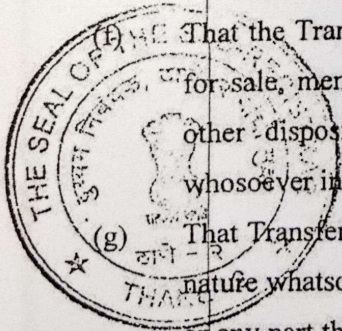
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and the Society AND ALSO SUBJECT TO the observance and performance by the Transferees of the rules, regulations and bye-laws from time to time of the Society and the Transferor do hereby covenant with the Transferees as follows:-

- (a) That it has a paid up capital of more than Rs. _____ (Rupees _____ only); (h)
- (b) That it has the power and authority to execute this Agreement;
- (c) That the execution and delivery of this Agreement has been duly authorised and approved by the board of directors of the Transferor and does not require any further authorisation or consent of any third party; (i)
- (d) That upon execution, this Agreement will be a legal, valid and binding obligation of Sale, enforceable in accordance with its terms; and the execution and delivery of this Agreement by it, and its promises, agreements or undertakings under this Agreement do not or shall not violate any law, rule, regulation or order applicable to it or violate or contravene the provisions of or constitute a default under any documents, contracts, agreements or any other instruments to which it is a party or which are applicable to it. (j)
- (e) That the Transferor is sole and absolute owner of the Premises and is absolutely entitled to the same and to all the incidental rights thereto and that no other person or persons has or have any share, right, title, interest or claim whether by way of sale, lease, charge, lien, gift, trust, easement, mortgage, license or otherwise howsoever and that the Transferor has in them good right, full power and absolute authority and to sell and transfer the Premises to the Transferees; (k)
- (f) That the Transferor has not heretofore entered into any agreement for sale, memorandum of understanding, deed of transfer or any other disposition whatsoever with any other party or person whatsoever in respect of the Premises or any part thereof; (l)
- (g) That Transferor has not created any charge or encumbrance of any nature whatsoever or any kind of third party rights on the Premises or any part thereof nor has the same been the subject matter of any litigation or dispute *inter alia* for title, possession nor any notice of his dependence has been given/filed nor are the same subject to any attachment before or after judgment or attached in execution of any (m)
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decree or order (including any order passed by any Tax or Revenue Authority) nor has the Transferor created any tenancy or leave and license or lease or any other rights in favour of anyone in respect of the Premises or any part thereof;

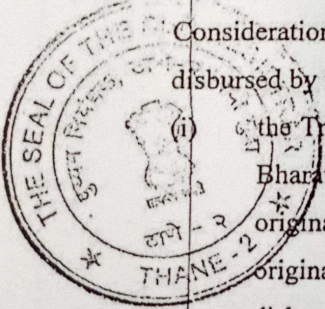
- (h) That the Transferor is the absolute owner and is in exclusive possession of the Premises and every part thereof and that no other party or person is in possession of or entitled to possession thereof in any capacity whatsoever;
- (i) That the Transferor has not received any notice for acquisition or requisition in respect of the Premises;
- (j) That the original title deeds and documents are in the possession, control and custody of the Transferor and the same have not been deposited with any bank, financial institution, Non-Banking Financial Company or any other party or person, whether by way of equitable mortgage, pledge, or hypothecation or otherwise whatsoever;
- (k) That the Transferor has prior to execution of these presents obtained 'No Objection' from the Society (Annexure "A" hereto) for sale and transfer of the Premises and the Transferor shall handover the aforesaid 'No Objection' as also certified Xerox copies of all Title Deeds including Share Certificate to the Transferees on execution of these presents;
- (l) That the Transferor is not prevented by any law, condition, order, injunction or covenant in force for the time being from selling or transferring the Premises to the Transferees;
- (m) That the Transferor has not received any notice from any Public Authority or department alleging any breach or violation of any statutory rules, regulations;
- (n) That the Transferor has duly complied with the Rules, Regulations and Bye-laws of the Society from time to time and that the Transferor has not received any notice from any Public Authority or department alleging any breach or violation of any statutory rules, regulations and bye-laws of the Society nor is there any action or proceeding pending against any of the Transferor instituted by the Society in respect of the Premises including any

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notice or action for expulsion of the Transferor as member of the Society;

- (o) That the Transferor has till the date hereof duly paid and discharged in full dues, debts and liabilities in respect of the Premises including the municipal rates, taxes, water and electricity charges, telephone bills and maintenance charges and other outgoings payable in respect of the Premises to any department, authority or society;
- (p) That in so far as the Transferor is aware, there is no circumstance or factor which would in any manner prevent the Transferor from selling and/or transferring the Premises to the Transferees or which may prevent the Transferees from purchasing, acquiring and enjoying the use of the Premises without any fetters, restrictions or impediments;
- (q) That notwithstanding any act, deed, matter or thing whatsoever done, committed or omitted by the Transferor or any person or person lawfully and equitably claiming by, from, through, under or in trust for the Transferor, the Transferor has in them good right, full power and absolute authority to transfer and assign the Premises in favour of the Transferees;
- (r) That neither the Transferor nor any one on its behalf have/has committed or omitted any act, deed, matter or thing whereby peaceful occupation, possession and enjoyment of the Premises and other rights, privileges, advantages and benefits in respect thereof by the Transferee may become or may be prejudicially affected or encumbered in any manner;
- (s) Upon the Transferees intimating to Transferor that the Balance Consideration of Rs.40,00,000/- (Rupees Forty Lakhs only) to be disbursed by the Bharat Bank, is ready for disbursement:-

(i) the Transferor and the Transferees shall together attend the Bharat Bank where the Transferor shall handover all original title deeds in respect of the Premises including the original Share Certificate to the Bharat Bank for disbursement of the loan amount to the Transferees which disbursement shall be made by the Bharat Bank by a pay order made in the name of the Transferor;



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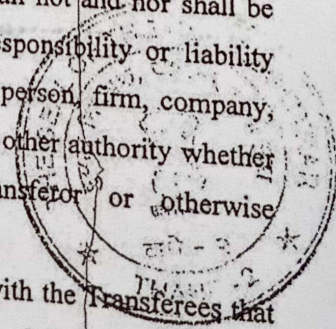
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- (ii) the Transferees shall collect the pay order of Rs.40,00,000/- (Rupees Forty Lakhs only) in favour of Transferor from Bharat Bank and hand it over to the Transferor against the Transferees handover the original Title Deed to the Bharat Bank and against the Transferor handing over to the Transferees clear, vacant and peaceful possession of the Premises and against the executing and signing all documents including sale deed and Possession Letter and forms as may be reasonably required by the Transferees and also register the sale deed before the Sub Registrar of Assurance.
- (t) upon payment of Balance Consideration on or before thirty (30) days from the date of this presence, the Transferees shall remain in possession of the Premises without any interference, disturbance, interruption, claim, charge or demand whatsoever by the Transferor and/or any person or persons lawfully and equitably claiming by, from, through, under or in trust for the Transferor;
- (u) That the Transferor shall co-operate with the Transferees so as to enable the Transferees to obtain the loan from the Bharat Bank and furnish to the Transferees all documents including letters as may be required by the Bharat Bank.
- (v) Notwithstanding anything contained in this Agreement to the contrary or otherwise howsoever, it is hereby expressly agreed and undertaken by the Transferor that the Transferees have agreed to purchase and acquire the Premises relying solely on the representations, covenants and obligations made, given and undertaken herein (including in the recitals to these presents) by the Transferor and that the Transferees shall not and nor shall be deemed to assume in any manner any responsibility or liability whatsoever either to Transferor or to any person, firm, company, society or any other body corporate or any other authority whether claiming through or against the Transferor or otherwise howsoever,

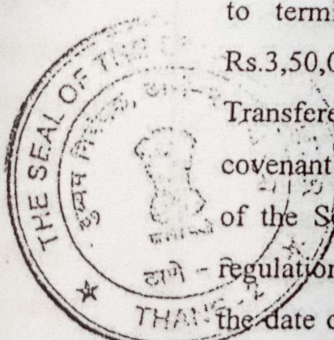
AND the Transferor do hereby further covenant with the Transferees that the Transferor shall at all times indemnify and keep indemnified and save harmless the Transferee and his heirs and legal representatives from and



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against all claims, demands, suits, proceedings, costs, charges and expenses and against all loss or damages that may be suffered incurred or sustained by the Transferees and/or their successors and assigns arising out of transaction herein contained AND the Transferor do hereby further covenant with the Transferees that the Transferor and all persons having lawfully or equitably claiming any estate, share, right, title or interest at Law or in equity in the Premises hereby sold, transferred and assigned or expressed so to be or any part thereof by or under or in trust for the Transferor on its behalf shall and will from time to time and at all times hereafter at the request and cost of the Transferees do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances, declarations and assurances in Law whatsoever including all documents, forms applications, letters and communications that may be required to be submitted/addressed to the Society or any other body / authority for effective transfer of the Premises including Letter/s of Resignation, Transfer Forms, Application for Transfer and Indemnity Bond AND the Transferees do hereby for themselves and the heirs, legal representatives and assigns covenant with the Transferor that the Transferees shall on or before thirty (30) days from the date of execution of this presence pay to Transferor the Balance Consideration of Rs.40,00,000/- (Rupees Forty Lakhs only) out of the Total Consideration amount and further covenant with the Transferor that in the event if the Transferees fail to pay the Balance Consideration of Rs.40,00,000/- (Rupees Forty Lakh only) on or before thirty (30) days from the date of execution of this presence, the Transferor shall be entitled to terminate the Agreement and forfeited the earnest money of Rs.3,50,000/- and refund the balance amount of Rs.4,50,000/- paid by the Transferee to the Transferor under the present agreement and further covenant with the Transferor that the Transferees shall become members of the Society and shall abide by, observe and perform all the rules, regulations and bye/laws from time to time of the Society and shall from the date of handing over the possession of the Unit be liable to bear and pay its share of outgoings, taxes, water charges, electricity charges, maintenance charges payable in respect of the Premises in accordance with the bills that may be raised by the Society AND THIS AGREEMENT FOR SALE FURTHER WITNESSETH and it is hereby



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agreed that the transfer fee and other incidental charges, contributions, premium, donations payable to the Society for transfer of the Premises to the name of the Transferees in the records of the Society and other government authorities shall be borne by the Transferee and Transferor in equal ration i.e. 50 : 50 and the stamp duty and registration charges, if any, payable in respect of this Agreement for Sale and Deed of Transfer and all other documents in pursuance hereof shall be borne and paid by the Transferees alone.

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

SCHEDULE

Industrial premises bearing Unit No. A/21 admeasuring 38.72 sq. mt. built up area on ground Floor of the building known as "Amargian" belonging to Amargian Co-operative Premises Society Ltd., standing on Plot of land bearing Survey No.98 pt and CTS No.4B/2 and 5B/2, Tika No.9 situated at Lal Bahadur Shashtri (LBS) Marg, Opp Central Bus Stand, Khopat Thane (West), Thane 400 601 and the 10 (ten) fully paid up equity shares of Rs.50/- each bearing Distinctive Nos.251 to 260 (both inclusive) comprised in Share Certificate No.1/2 dated 21st November, 1988.

SIGNED AND DELIVERED by the]
Within named "Transferor"]
M/S. ECE INDUSTRIES LIMITED]
PAN NO. AAACE1936C]
Through its Authorised signatory Holder]
Mr. Ashok Kumar Joshi]
Pursuant to resolution passed in the meeting of]
the Board of Directors dated 13th August 2015]
in presence of



] For ECE INDUSTRIES LTD

(Authorised Signatory)



1. *Rakesh Rauthe* *Rauthe*
2. *Deesam B Wite* *Wite*

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SIGNED AND DELIVERED

by the withinnamed "Transferees" For GLOBAL PHARMA

M/s. GLOBAL PHARMA

PAN NO. AADEFG5682K

through their partners

(i) MR. KRISHNAT VISHNU DEOKAR and]

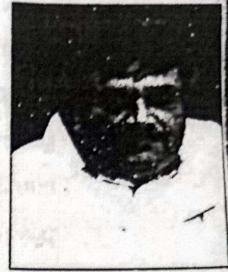
(ii) MRS. CHANDA KISHNAT DEOKAR]

in the presence of

Partner

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Partner



For GLOBAL PHARMA

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Partner

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Partner

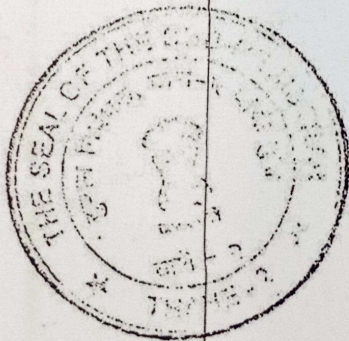


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(i) a sum of
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In presence of
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AMAR GIAN CO-OP. PREMISES SOCIETY LTD.

(Reg. No. TNA (TNA) GEN (C) / 311 / 1987 - 88)

L.B.S. Marg, Opp. Central Bus Stand, Khopat, Thane (West) - 400 601. ☎ : 2547 2622

To,

Date: 16.11.2015

M/s. ECE Industries Ltd
Unit No. A-21
Amar Gain Co-op. Premises Society Ltd.,
Thane (w) 400 601.

Sub: NOC for sale of Gala No. A-21.
Ref: Your letter dated 27.08.2015.

Dear Sir,

This has reference to your letter dated 27/08/2015 for N.O.C. for sale of Gala No. A-21. This is confirming as follows: -

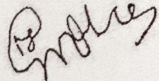
1. As on date there are no dues pending against Gala No. A-21 M/s. ECE Industries Ltd
2. As on date, there are no pending issues or disagreements and till date no claims have been made against the said unit.

Thus we have no objection to sale the gala as per Bye-laws of Society. The above information is given as per the records available in the society office.

Thanking You,

Yours faithfully,

For Amargian Co.Op.Premises Soc.Ltd



Hon.Secretary

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MUNICIPAL CORPORATION OF THE CITY OF THANE

OCCUPATION CERTIFICATE V. P. 1615.

Occupation Certificate No. V. P. 1615. Date 10/9/84 is Hereby Granted Party/Fully, for the building mentioned Below under the Provisions of Section 263 of the Bombay Provincial Municipal Corporation Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 1615 Date: 30/9/82 ✓
 2) Plinth Certificate for the Construction granted under No. V. P. 1615 Date: 13/1/84 ✓

756



Architect's Name & Address :

SHRI. N. B. DHARMADHIKARI
NAWAR BUILDING, 1ST FLOOR-327
DR. D. N. ROAD, BOMBAY-400001.

Licence No. _____

Owner's Name & Address :

M/S. SYNTH FABRICS PVT. LTD.

POKHRAN ROAD NO. 1.

THANE

Local Village

C.S./C.P. No. 48/2 & 58/2

Name of the Road

POKHRAN ROAD NO. 1

DISCRIPTION

GROUND FLOOR.

INDUSTRIAL UNITS OF BUILDING 'A'

- 1) UNITS — 3 NOS X 6.0M X 5.90M.
- 1 — 5 NOS X 12.0M X 5.90M.
- 1 — 1 NO X 9.0M X 5.90M.
- 1 — 3 NOS X 15.15M X 5.9M.
- 1 — 5 NOS X 2.85M X 9.0M.
- 1 — 2 NOS X 2.90M X 9.0M.
- 1 — 2 NOS X 2.75M X 9.0M.
- 1 — 1 NO X 2.19M X 3.0M.

- 2) OFFICES — 1 NO X 7.0M X 3.30M.
- 1 — 1 NO X 15.15M X 3.30M.

- 3) TOILETS — 1 NO X 11.40M X 3.30M.
- GENTS & LADIES

- 4) 2 NOS OLD ST. CASE — 1 NO X 6.40M X 3.0M + 1 NO X 6.20M X 3.0M.

- 5) PASSAGES — 1 NO X 28.22M X 2.45M.
- 1 — 1 NO X 30.50M X 2.45M.

BUILDING 'B' (PART)

GROUND FLOOR - FRONT WING

- 1) UNITS — 5 NOS X 8.0M X 4.30M
- 1 — 1 NO X 9.0M X 4.72M
- 1 — 1 NO X 9.0M X 2.98M.

TRUE COPY

T.D.O./B.E.
 Thane Municipal Corporation of
 The City of Thane.

- Note :- 1) Permission is hereby granted to occupy the Building Party/fully as mentioned above.
 2) Property tax will be valid from the date of actual occupation or from the date on which of occupation certificate is granted whichever is earlier.

Assistant Director of Town Planning
 Municipal Corporation of the City of Thane.

For ADMINISTRATOR
 Municipal Corporation of the City
 of Thane.

22/5/84
 1-2
 1608/2094

Permit No. Y.P. 1615

Area No. 9

Dated 30/10/2014

C.T.S. No. 4B/2 & 5B/2 of H. Marulikumar Road, Thane, (W)

Shri/Shrigati N.B. Dharmadhikari Architect
for M/S Synth Fabrics Pvt. Ltd.

With reference to your application dated 23.9.14 have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by

1. No projection is allowed on the Municipal Land.
2. No work is allowed within in R.L. of Street.
3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be 50'-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soilage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R.C.C. wall below G.L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement Certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise the permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. N.A. Permission from the Revenue Authorities for the proposed work be obtained and produced before 7 days of the starting the constructions work.
19. The owner and the Architect or Engineer is responsible for the constructions.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls, reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.

सत्यप्रत

for सत्यप्रत
कार्यकारी अभियंता
शहर विकास विभाग
ज्यो महानगरपाळिका ठाने

Date

Seal

Received Date of Applicant.

30/10/14
30/10/14
30/10/14

THANE MUNICIPAL COUNCIL, THANE.

True copy

Connecto

the Mat (Maha)

To, Shri/Sg For Shri/S

to me
the
C.S.I
kum
The
date

Before commencing

work should

"The no of
should be furnished
before using the
land"

Application
plan as per con
2. 11

of one year

Place

Date

8
7

THANE MUNICIPAL CORPORATION

Municipal Corporation Act, 1949 Section 253, 254 and Rule No. 6 of the chapter XII of the said Act.

Permit No. V.P. 1615

Tika No. 9

Dated 8/11/87

C.S. No. 4B/2.4 5B/2

LAL BAHADUR SHASTRI MARG Thane.

To, Shri/Shrimati

N. B. DHARMADHIKARI (Arch)

FOR M/S. SYNTH FABRICS PVT. LTD. (owner)

With reference to your application dated 16/9/87 I have to inform you as follows:

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

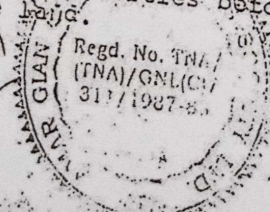
1. No protection is allowed on the Municipal Land.
2. No work is allowed within R.L. of Street.
3. Equal or septic Tank privies should be constructed as per Govt. approved plan.
4. It should be 50'-00" away from any well.
5. There should be two units of septic tanks.
6. The privies should be provided with flushing apparatus and overhead tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The permit should be passed through a soakage pit.
9. The permit should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The natural responsibility will be on the owner and the Engineer.
12. The R.C. wall below G.L. should be constructed between wall and Equal privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise the permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. N.A. permission from the Revenue Authorities for the proposed work be obtained and produced before 7 days of the starting the constructions work.
19. The owner and the Architect or Engineer is responsible for construction.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls, reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. The no objection certificate from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.

24. The work will not be considered as satisfactory.
25. Application for construction.
26. Non-ag Revenue SEVEN.
27. The street corner drain.
28. The boundary trans road.

Date: Seal: Received:



Handwritten notes and stamps in a box, including the number 32.



2



12/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2
दस्त क्रमांक : 14065/2015
नोंदणी :
Regn:63m

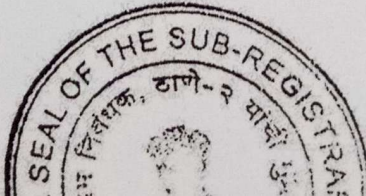
गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4659600
(4) भू-मापन, मोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: औद्योगिक युनिट नं. A/21, तळ मजला, क्षेत्र - 38.72 चौरस मीटर विल्ट अप, अमर ग्यान को-ऑपरेटीव्ह प्रिमायसेस सोसायटी लि., सेन्ट्रल बस स्टान्ड समोर, खोपट, ठाणे (पश्चिम); मौजे - पांचपाखाडी, तालुका व जिल्हा ठाणे येथील सि. स. नं. 4ब/2 & 5ब/2, टीका नं. 9, सर्व्हे नं. 98 पैकी (विभाग क्र. - 5/19-5फ) ((C.T.S. Number : CTS No.4B/2 & 5B/2, Tika No.9 ; Survey Number : S. No. 98 part ;))
(5) क्षेत्रफळ	1) 38.72 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:-मे. ईसीई इंडस्ट्रीज लिमिटेड तर्फे अधिकृत स्वाक्षरीकर्ता श्री. अशोक कुमार जोशी - - वय:-52; पत्ता:-प्लॉट नं: 28ए, माळा नं:-, इमारतीचे नाव: ईसीई हाउस, ब्लॉक नं:-, रोड नं: कस्तुरबा गांधी मार्ग, नवी दिल्ली, दिल्ली, सेंट्रल दिल्ली. पिन कोड:-110001 पॅन नं:- AAACE1936C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. ग्लोबल फार्मा तर्फे भागीदार श्री. कृष्णत विष्णू देवकर - - वय:-44; पत्ता:-प्लॉट नं: डी - 246, माळा नं:-, इमारतीचे नाव: अमर ग्यान को-ऑपरेटीव्ह प्रिमायसेस सोसायटी लि. , ब्लॉक नं: खोपट, ठाणे पश्चिम , रोड नं: एल बी एस मार्ग, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AADFG5682K 2): नाव:-मे. ग्लोबल फार्मा तर्फे भागीदार श्रीमती चंदा कृष्णत देवकर - - वय:-39; पत्ता:-प्लॉट नं: डी - 246, माळा नं:-, इमारतीचे नाव: अमर ग्यान को-ऑपरेटीव्ह प्रिमायसेस सोसायटी लि. , ब्लॉक नं: खोपट, ठाणे पश्चिम , रोड नं: एल बी एस मार्ग, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AADFG5682K
(9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	04/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	14065/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	288000
(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.



9

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

जोडपत्र - २

V 859340

महाराष्ट्र MAHARASHTRA

© 2015 ©

11 JAN 2016

मुद्रांक विक्री नोंदवही

अनुक्रमांक 13,653 दिनांक

दस्तावाचा प्रकार - deed of transfer

इसरा नोंदणी करणार आहे का? *Industrial Unit No M21, Khopat, Thane*

विक्रयकर्त्याचे थोडक्यात वर्णन -

GLOBAL PHARMA

D-248, Amar Ghat Co-Op. P's. Soc. Ltd.,

2nd Floor, Opp. S. T. Workshop, Khopat,

Thane (W); Tel: 25476147 / 25474089

Email: global08pharma@gmail.com

विक्री करणार्याचे नाव,

नाम सही -

Pushkar Kamarkar Thane

दस्तावाचा क्रमांक -

ECE Industries Ltd, Thane

दस्तावाचा क्रमांक -

500/-

दस्तावाचा प्रकार - (विक्री करणार्याचा) *Malep*

दस्तावाचा प्रकार - (दस्तावाची कार्यालय सेंटर,

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जिल्हा कोषागार कार्यालय,

ठाणे

04 JAN 2016

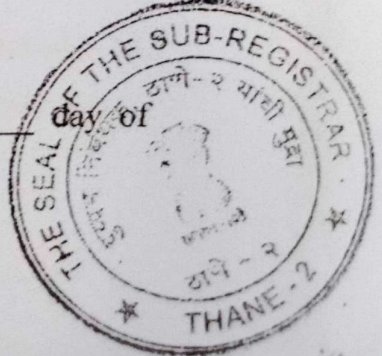
मुद्रांक प्रमुख लिपीक / लिपीक

41/2016

ट न न - २
दस्ता क्रमांक ३ / २०१६
१ / १४

DEED OF TRANSFER

THIS DEED OF TRANSFER is made at Thane on 13th day of January in the Christian year Two Thousand Sixteen (2016)



[Signature]

K. V. Kulkarni

Chandla

NIKHIL P. MALAP

(Govt. Authorised Stamp Vendor L. No. 82/2001)

Mahalaxmi Typing Centre

Shop No. 3, Ground Floor, Expert Motor Training School, Narayan Apartment,
Behind Town Hall, Court Naka, Thane (W) - 400601

RECEIPT

11 JAN 2016

Sr. No

Date :

RECEIVED with receipt of / Mrs. Global Pharma / Pushkar
Sum of Rs. 500/- (Rupees Five Hundred Only) Bansik
against the payment of purchasing Non Judicial General Stamp Papers. (500 X 1)

Date

Sr. No. of Stamp

Code No.

Amount

11 JAN 2016

13653

V 859340

RS. 500/-

Malap
(Shri. Nikhil P. Malap)
Stamp Vendor

N.L.No. 1201002 I Say Received



त न न - २
२०१६ / २०१६
२ / २०

BETWEEN

M/s. ECE INDUSTRIES LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered Office at 28-A, ECE House, Kasturba Gandhi Marg, New Delhi - 110 001 through its Authorized Signatory Mr. Ashok Kumar Joshi, aged 52 years, residing at

Ashok Kumar Joshi

2
Kumar Joshi

Chandla

301 C 1, Navrang C.H.S. Ltd., Near Sapana Hotel, Shahad West, Kalyan, Shahad, Thane, Maharashtra 421103 duly authorized by Board in the meeting of Board of Directors held on 13th August 2015 hereinafter called "the Transferor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART;

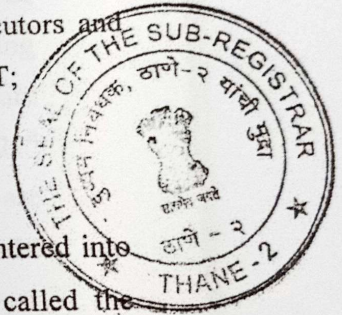
AND

M/s. GLOBAL PHARMA a registered partnership firm carrying their business from D-246, Amargian CHS Ltd, LBS Marg, Khopat, Thane (West), Thane 400 601 through their partners (I) MR. KRISHNAT VISHNU DEOKAR and (ii) MRS. CHANDA KRISHNAT DEOKAR, both of Thane, Indian Inhabitants, residing at Flat No.502, 5th floor, Parijat Sundervan park, Plot No.464, Devdaya Nagar, Thane 400 606, Thane, hereinafter called "the Transferees" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their partner or partners for the time being and the heirs, executors and administrators of the last surviving partner) of the OTHER PART;

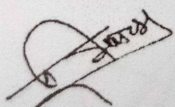
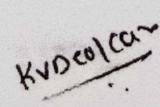
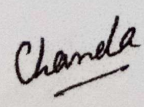
WHEREAS:

(i) By an Article of Agreement dated 17th December, 1984 entered into by and between Synth Fabrics Private Limited therein called the "Builders" of one part and Electric Construction & Equipment Company Limited, therein called the "Purchaser" of the other part, the Builder therein have sold and Electric Construction & Equipment Company Limited therein have purchased and acquired the Industrial Unit No. A/21 admeasuring 38.72 sq. mt. built up area (hereinafter referred to as the "Unit") on ground Floor on the building constructed by the Builder for a consideration and on terms and conditions as stated therein.

(ii) Pursuant thereto, the name of Electric Construction & Equipment Company Limited was changed to ECE Industries Ltd. and

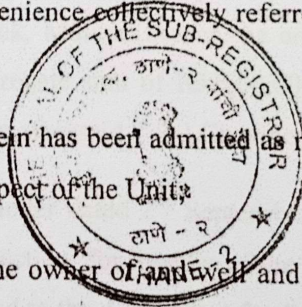


दस्तावेज - २
दस्तावेज क्र. ३ / २०१६
३ / २४

consequently a fresh Certificate of Incorporation in the name of ECE Industries Ltd. was issued by Additional Registrar of Companies, Delhi & Haryana, New Delhi vide their Letter ROC / Approval / 21 / 8279 / 16479 dated 05th June 1987 and Certificate of Company No.8279 was issued to under Section 23 (1) of The Companies Act 1956;

- (iii) The various unit holders including ECE Industries Ltd of the building known as "Amargian" jointly formed a cooperative society known as "Amargian Co-operative Premises Society Ltd." (hereinafter referred to as the "Society") registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration No. TNA(TNA)GEN(C)/311/1987-88 having its registered office address at L.B.S. Marg, opp Central Bus Stand, Khopat Thane (west), 400 601;
- (iv) The Society has issued 10 (ten) fully paid-up shares of the face value of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.500/- (Rupees Five Hundred only) of the Society bearing distinctive Share Nos.251 to 260 (both inclusive) comprised in share certificate No.1/2 (hereinafter referred to as the 'Shares') dated 21st November, 1988 in respect of the Unit. The Unit and the Shares are hereinafter for the sake of convenience collectively referred to as the "Premises";
- (v) Accordingly, the Transferor herein has been admitted as member and shareholder of the Society in respect of the Unit;
- (vi) Thus, the Transferor herein is the owner of and well and sufficiently entitled to the Unit and the Shares on what is popularly known as 'Ownership basis' together with all the rights, benefits, advantages and privileges attached thereto;



दस्तावेज - 2
12/26

(vii) By an Agreement for Sale dated 4th December, 2015 entered into between the Parties herein and duly registered with the office of the Sub-Registrar of Assurances at Thane 2 under Serial No. TNN-

2/14065 of 2015 (hereinafter referred to as "Agreement for Sale"), the Transferor has agreed to sell, transfer and assign unto the Transferees all its share, right, title and interest in the Premises together with all incidental rights and benefits of the Transferor attached thereto and the Transferees have agreed to purchase and acquire all such right, title and interest of the Transferor in the Premises free from all encumbrances and reasonable doubts for a total consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs only) (hereinafter referred to as "**Total Consideration**") on the terms and conditions recorded therein. A copy of the same is annexed hereto as **Annexure "A"**;

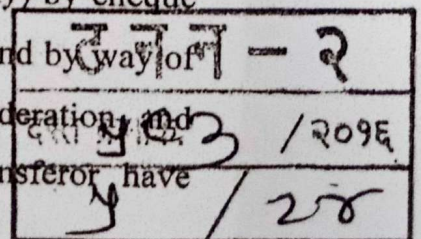
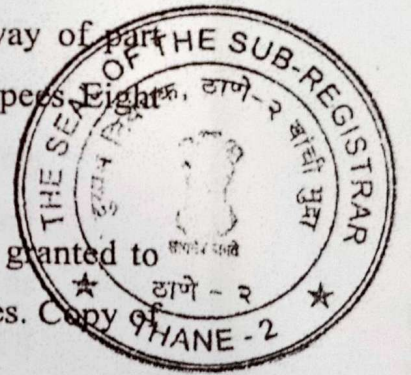
(viii) The Transferees have on or before execution of this presence paid to the Transferor the following amount towards the part payment of Total Consideration amount:

(a) on or around 15th September, 2015 paid a sum of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only) by cheque No.211959 drawn on Bharat Bank, Mulund branch, as and by way of earnest money;

(b) on or around 23rd October, 2015 paid further sum of Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand only) by cheque No.211976 drawn on Bharat Bank, Mulund branch, as and by way of part payment making aggregate sum of Rs.8,00,000/- (Rupees Eight Lacs only) towards the aforesaid Total Consideration;

(ix) The Society has vide its letter dated 2nd September, 2015 granted to the Transferor its 'No Objection' for transfer of the Premises. Copy of the same is already annexed to the Agreement for Sale;

(x) On or before execution of this presence, the Transferees have paid balance sum of Rs.40,00,000/- (Rupees Forty Lakhs only) by cheque No.343196 drawn on Bharat Bank, Mulund branch, as and by way of balance payment towards the aforesaid Total Consideration, and payable under the Agreement for Sale and the Transferor have



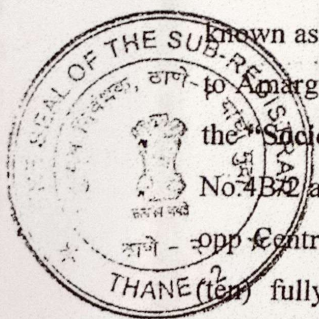
K. V. Chaudhary *Chanda*

executed a Letter of Possession dated __ January, 2016 recording that the Transferor has handed over to the Transferees quiet, vacant and peaceful possession of the said Unit;

- (c) The Transferees have now requested the Transferor to execute this Deed of Transfer to record completion of the transaction which the Transferor has agreed to do for the consideration and on the terms and conditions and in the manner set out hereinafter.
- (d) The entire stamp duty payable on the sale and transfer of the Premises has been duly paid on the Agreement for Sale (Annexure "A" hereto) and hence minimal stamp duty of Rs.100 is payable on this Agreement.

NOW THIS DEED OF TRANSFER WITNESSETH that in pursuance of the said agreement and in consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs only) (hereinafter referred to as the "Total Consideration") paid by the Transferees to the Transferor on or before the execution of these presents (the payment and receipt whereof the Transferor do hereby admit and acknowledge and of and from the same and every part thereof do forever acquit, release and discharge the Transferees) being the Total Consideration payable by the Transferees to the Transferor, the Transferor hereby sell, transfer and assign unto the Transferees all its share, right, title and interest in Unit No. A/21 admeasuring 38.72 sq. mts. built up area (hereinafter referred to as the "Unit") on ground floor of the building known as "Amargian" (hereinafter referred to as the "Building") belonging to Amargian Co-operative Premises Society Ltd. (hereinafter referred to as the "Society"), standing on Plot of land bearing Survey No.98 pt and CTS No.4B/2 and 5B/2, Tika No.9 situated at Lal Bahadur Shashtri (LBS) Marg, opp Central Bus Stand, Khopat Thane (West), Thane 400 601 and the 10 (ten) fully paid up equity shares of Rs.50/- each bearing Distinctive Nos.251 to 260 (both inclusive) comprised in Share Certificate No.1/2 dated 21st November, 1988 (hereinafter referred to as the "Shares") held by

them in the Society and all the Transferor's share, right, title and interest incidental thereto including all contributions, deposits etc. paid by the



THANE (WEST)
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perform all the rules, regulations and bye/laws from time to time of the Society and shall from the date of handing over the possession of the Unit be liable to bear and pay its share of outgoing, taxes, water charges, electricity charges, maintenance charges payable in respect of the Premises in accordance with the bills that may be raised by the Society AND THIS DEED OF TRANSFER FURTHER WITNESSETH and it is hereby agreed that the transfer fee and other incidental charges, contributions, premium, donations payable to the Society for transfer of the Premises to the name of the Transferees in the records of the Society shall be borne by the Transferees and Transferor in equal ration i.e. 50 : 50 and also the stamp duty and registration charges, if any, payable in respect of this Deed of Transfer and all other documents in pursuance hereof shall be borne and paid by the Transferees alone AND that the entire stamp duty payable on the sale and transfer of the Premises have been duly paid on the Agreement for Sale (Annexure "A" hereto) and hence minimal stamp duty of Rs.500 is payable on this Deed of Transfer.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove



SCHEDULE

Industrial premises bearing Unit No. A/21 admeasuring 38.72 sq. mt. built up area on ground Floor of the building known as "Amargian" belonging to Amargian Co-operative Premises Society Ltd., standing on Plot of land bearing Survey No.98 pt and CTS No.4B/2 and 5B/2, Tika No.9 situated at Lal Bahadur Shashtri (LBS) Marg, Opp Central Bus Stand, Khopat Thane (West), Thane 400 601 and the 10 (ten) fully paid up equity shares of Rs.50/- each bearing Distinctive Nos.251 to 260 (both inclusive) comprised in Share Certificate No.1/2 dated 21st November, 1988.

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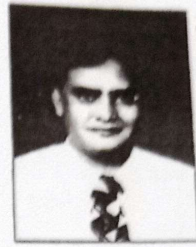
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1. *[Signature]*
2. *[Signature]*

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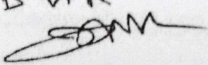
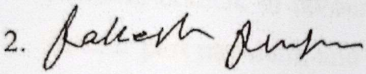
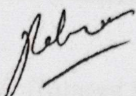
1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED by the]
 Within named "Transferor"]
 M/S. ECE INDUSTRIES LIMITED]
 PAN NO. AAACE1936C]
 Through its authorised signatory]
 Holder Mr. Ashok Kumar Joshi]
 Pursuant to resolution passed in the]
 meeting of the Board of Directors]
 dated 13th August 2015]
 in presence of.....]




For ECE INDUSTRIES LTD.

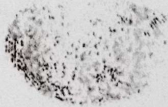
 Authorised Signatory

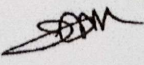
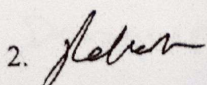
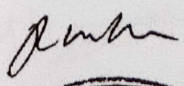
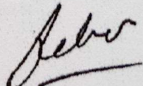
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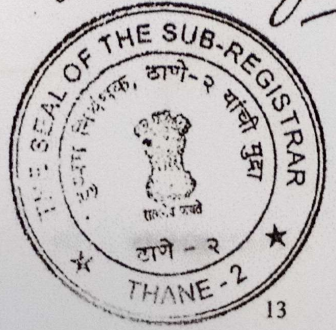
SIGNED AND DELIVERED]
 by the withinnamed "Transferees"]
 M/s. GLOBAL PHARMA]
 PAN NO. AADFG5682K]
 through their Partners]
 (i) MR. KRISHNAT VISHNU]
 DEOKAR and]
 (ii) MRS. CHANDA KISHNAT]
 DEOKAR]
 in the presence of




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POSSESSION LETTER

13th January, 2016

From:
M/s. ECE INDUSTRIES LIMITED
28-A, ECE House,
Kasturba Gandhi Marg,
New Delhi - 110 001

To,
M/s. GLOBAL PHARMA
D-246, Amargian CHS Ltd,
LBS Marg,
Khopat,
Thane (West),
Thane 400 601

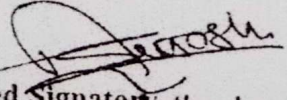
Re: Unit No. A/21 admeasuring 38.72 sq. mts. built up area on ground floor of the building known as "Amargian" belonging to Amargian Co-operative Premises Society Ltd., standing on Plot of land bearing Survey No.98 pt and CTS No.4B/2 and 5B/2 situated at Lal Bahadur Shashtri (LBS) Marg, opp Central Bus Stand, Khopat Thane (West), Thane 400 601 and the 10 (ten) fully paid up equity shares of Rs.50/- each bearing Distinctive Nos.251 to 260 (both inclusive) comprised in Share Certificate No.1/2 dated 21st November, 1988. (Premises).

Dear Sir,

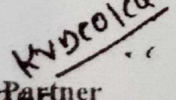
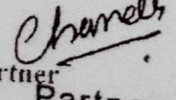
We hereby confirm that pursuant to the Deed of Transfer dated 13th January, 2016 made and executed amongst ourselves as the Transferor of the One Part and yourself as the Transferees of the Other Part, we have sold, transferred, conveyed and assigned in your favour all our right, title and interest in the above Premises in the manner therein provided for a total consideration of Rs.48,00,000/- (Rupees Forty Eight Lakh only) (the payment and receipt whereof we hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge you forever) as recorded therein.

We further confirm that pursuant thereto, we have today duly handed over to you vacant and peaceful possession of the above Premises.

Yours faithfully,
M/s. ECE INDUSTRIES LTD.


Authorised Signatory

We confirm the receipt of vacant and peaceful possession of the above Premises:

For M/s. GLOBAL PHARMA

Partner

Partner



13/01/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 583/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4659600
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: औद्योगिक युनिट नं. A/21, तळ मजला, क्षेत्र - 38.72 चौरस मीटर बिल्ट अप, अमर ग्यान को-ऑपरेटीव्ह प्रिमायसेस सोसायटी लि., सेंट्रल बस स्टान्ड समोर, खोपट, ठाणे(पश्चिम); मौजे - पांचपाखाडी, तालुका व जिल्हा ठाणे येथील सि. स. नं. 4ब/2 & 5ब/2, टीका नं. 9, सर्व्हे नं. 98 पैकी(विभाग क्र. - 5/19-5फ)चे हस्तांतरणपत्र. करारनामा दस्त क्र. टनन2/14065/2015, दिनांक 04/12/2015 अन्वये मुद्रांक शुल्क रु. 288000/- आणि नोंदणी फी रु.30000/- भरण्यात आलेले आहे((C.T.S. Number : 4B/2 & 5B/2, Tika No.9 ; Survey Number : S. No. 98 part ;))
(5) क्षेत्रफळ	1) 38.72 चौ.मीटर
(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:-मे. ईसीई इंडस्ट्रीज लिमिटेड तर्फे अधिकृत स्वाक्षरीकर्ता श्री. अशोक कुमार जोशी - - वय:-52; पत्ता:-प्लॉट नं: 28ए, माळा नं: -, इमारतीचे नाव: ईसीई हाउस, ब्लॉक नं: -, रोड नं: कस्तुरबा गांधी मार्ग, नवी दिल्ली, दिल्ली, सेंट्रल दिल्ली. पिन कोड:-110001 पॅन नं:- AAACE1936C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. ग्लोबल फार्मा तर्फे भागीदार श्री. कृष्णत विष्णू देवकर - - वय:-44; पत्ता:-प्लॉट नं: डी - 246, माळा नं: -, इमारतीचे नाव: अमर ग्यान को-ऑपरेटीव्ह प्रिमायसेस सोसायटी लि. , ब्लॉक नं: खोपट, ठाणे पश्चिम , रोड नं: एल बी एस मार्ग , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AADFG5682K 2): नाव:-मे. ग्लोबल फार्मा तर्फे भागीदार श्रीमती चंदा कृष्णत देवकर - - वय:-39; पत्ता:-प्लॉट नं: डी - 246, माळा नं: -, इमारतीचे नाव: अमर ग्यान को-ऑपरेटीव्ह प्रिमायसेस सोसायटी लि. , ब्लॉक नं: खोपट, ठाणे पश्चिम , रोड नं: एल बी एस मार्ग , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AADFG5682K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2016
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2016
(11) अनुक्रमांक, खंड व पृष्ठ	583/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

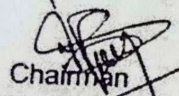
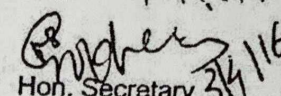
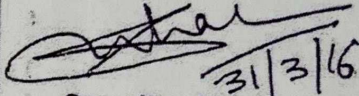
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक, ठाणे क्र. २

Memorandum of the transfers of the within-mentioned Shares

Sr. No. Of Transfer	Date of General Body / Managing Committee Meeting at which Transfer was approved	TO Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	<p>AS PER MANAGING COMMITTEE MEETINGS HELD ON 29-01-2016 Regulation NO. 3 G/S GLOBAL PHARMA.</p> <p> Chairman</p>	<p> Hon. Secretary 31/3/16</p>	26	<p>352</p> <p> 31/3/16 Committee Member</p>
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

AMAR GIAN CO-OP. PREMISES SOCIETY LTD.

(Reg. No. TNA (TNA) GEN (C) / 311 / 1987 - 88)

L.B.S. Marg, Opp. Central Bus Stand, Khopat, Thane (West) - 400 601. ☎ : 2547 2622

Date: 29.01.2016

To,
M/s. Global Pharma
Unit No. A-21
Amar Gian Co-op. Premises Society Ltd,
Thane - 400 601.

Dear Sir,

Upon acceptance of the application for transfer of shares and interest of M/s. ECE Industries Ltd. in the capital / property of the society Viz. Unit No. A-21 in Bldg. 'A' of the society to you and upon acceptance of your application for membership of the society simultaneously in the meeting of the Managing Committee held on 29.01.2016. Your name has been entered in the Register of the Members in Form 'I' and in the list of Members in Form 'J' and necessary endorsement of transfer of shares held by the transferor of your name has been made in the Share Certificate No.1/2. You are eligible to exercise rights of the Membership of this society in accordance with the Maharashtra Co-op. Society Act, 1960, the Rules made there under and the registered Bye-Laws of the society on receipt of this letter.

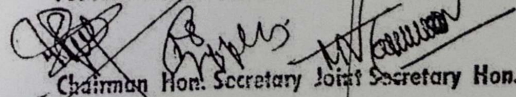
The said Share Certificate duly endorsed to your name can be obtained from the office of the Society after signing the counterfoil of the said Share Certificate on receipt of this letter.

No change of use of the said unit is allowed unless permitted to do so by the Society in writing.

Thanking You,

Yours faithfully,

For AMAR GIAN CO-OPERATIVE PREMISES SOCIETY LTD.


Chairman Hon. Secretary Joint Secretary Hon. Treasurer

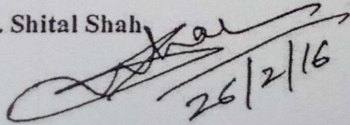
CC To M/s. ECE Industries Ltd.

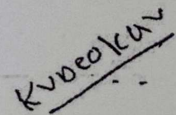
Date : 29.01.2016

Place : Thane

Prepared By: Mr. Deoram Vite

Checked By : Mr. Shital Shah


26/2/16


KUNDEKUN