

Share Certificate No. 7 Member's Regn. No. 7 No. of Shares 10

Share Certificate

Panchratna Premises CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50/- each

Registration No. MUM/WP/GNL/15976/2020-21 Date 01/12/2020

This is to certify that Shri/Smt./M/s. Chromatopak Analytical Instrumentation India Pvt Ltd is the Registered Holder of 10 fully paid up shares of Rs. FIFTY each numbered from 061 to 070 both inclusive, in

Panchratna Premises CO-OPERATIVE HSG. SOCIETY LTD.,

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Mumbai

this 26th day of Sept 2022



[Signature]
Authorised

M.C. Member

[Signature]
Secretary

[Signature]
Chairman

P.T.O

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary

(वि.नि. नमुना क्र) (Fin R. Form No. 1)

CASE NO. : ADJ/5883/95

सर्वसा.११३ म.ई.
Gen 113 m.e.

COUNTER CODE
18

DATE :
07/03/96

RECEIPT NO.:

मूळ प्रत
ORIGINAL COPY

(अहस्तातरणीय)
(NOT TRANSFERABLE)



शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण / Place
BOMBAY

दिनाक / Date
07/03/96

Received from
M/S.CHROMATOPAK ENTERPRISES

यांच्याकडून/

रु. / Rs

25.00

(रुपये / Rupees

Twenty Five Only

On account of
103-(II)

याकारिता मिळाले

mode of Payment :

CASH

रोखपाल व लेखापाल
Cashier or Accountant

R
7/3/96
(सही / Signature)
फडनाम / Designation)

Superintendent of Stamps
Bombay

(वि.नि. नमुना क्र) (Fin R. Form No. 1)

सर्वसा.११३ म.इ.
Gen 113 m.e.

CASE NO. : ADJ/5883/95

COUNTER CODE : 8

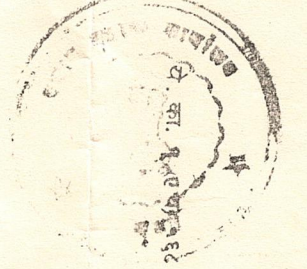
DATE : 13/03/96

RECEIPT NO.:

33

मूळ प्रत
ORIGINAL COPY

(अहस्तातरणीय)
(NOT TRANSFERABLE)



शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण / Place BOMBAY

दिनांक / Date 13/03/96

Received from M/S. CHROMATOPAK ENTERPRISES. यांच्याकडून/

रु. / Rs 28000.00 (रुपये / Rupees) Twenty Eight Thousand --
Only

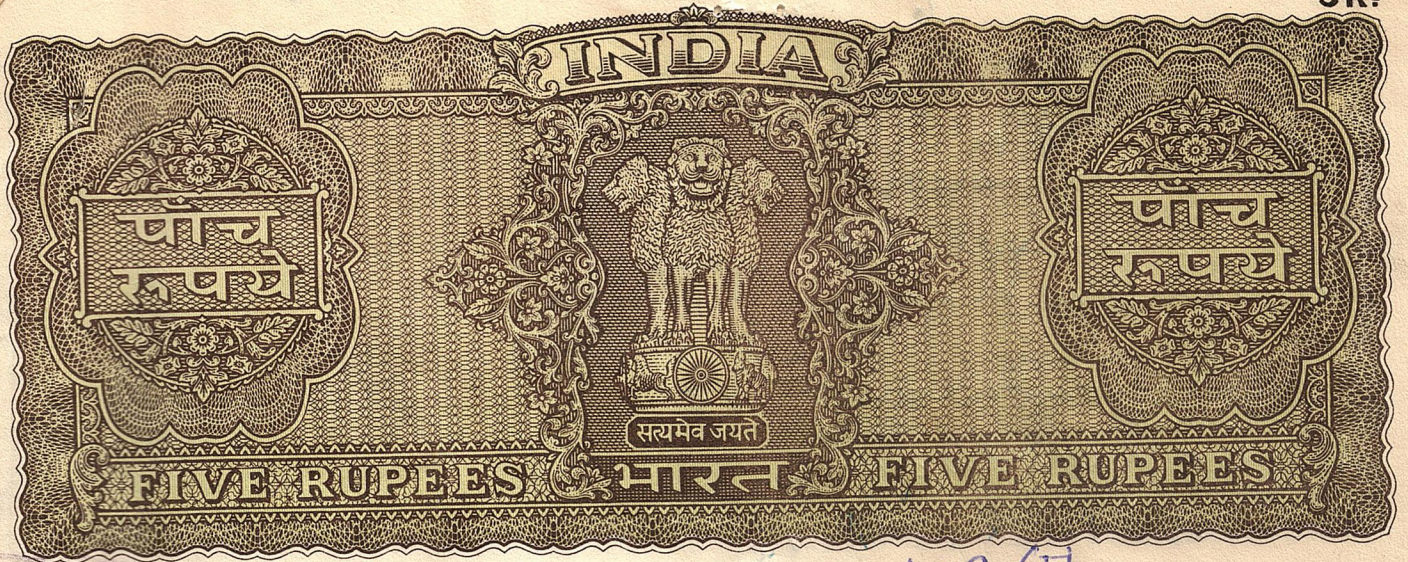
On account of 103-(II) याकारेता मिळाले

mode of Payment : CASH

रोखपाल व लेखापाल
Cashier or Accountant

(सही / Signature)
(पदनाम / Designation)

Sor...
SUPERINTENDENT OF STAMPS
Bombay



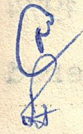
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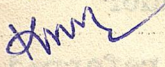
23 MAR 1993



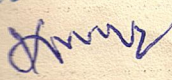
AGREEMENT

R.S. Shah


 R.S. Shah


 [Signature]


 [Signature]


 [Signature]

A.S. Shah

ARTICLES OF AGREEMENT made and entered into at Bombay this 5TH day of April in the Christian Year One Thousand Nine Hundred Ninety Three BETWEEN SHRI RASIKLAL NATHALAL SHAH, Indian Inhabitant presently residing at flat No. 4, Panchratna Building, Plot No. 29/B, Jawahar Nagar, Goregaon (West), Bombay-400 062 hereinafter referred to as "the Vendor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the ONE PART; AND M/S. CHROMATOPAK ENTERPRISES, a partnership firm duly registered under the Indian Partnership Act, 1932 having their registered office at 20/318, Sidharth Nagar, Goregaon (West), Bombay-400 062 hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include the partners constituting the said firm and their heirs, executors,

...2..

6 72326

30 Receipt No. 33 Date 13-3-96
No. ADJ/5883/45/24/10
GENERAL STAMP OFFICE, Bombay
Dt: 18-3-96

RECEIVED From chromatopak enterprise

the stamp

Duty Rupees 27500/- Rs Twenty Seven thousand five hundred only

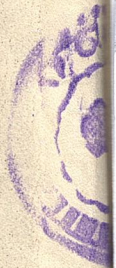
CERTIFIED under Sec 41 of the Bombay Stamp Act, 1958, that the proper stamp duty Rupees 27500/-

Rs Twenty Seven thousand five hundred only and penalty Rupees 500/-

Rs Five hundred only have been paid in respect of the instrument.

25/2



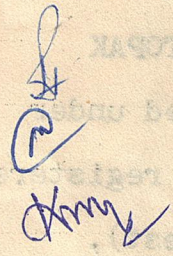


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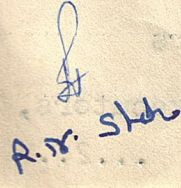
administrators, successors and assignees) of the OTHER PART;

WHEREAS :

1. By an agreement for sale dated 1st day of January, 1974 made between M/S. SHREEPAL SERVICES CENTRE a registered partnership firm therein referred to as the Vendor of the one part and the Vendor herein, therein referred to as the Purchaser of the other part, the vendor agreed to sale and the Purchaser agreed to purchase flat No. 4 on the 2nd floor of the building namely Panchratna admeasuring 600 sq. ft. Built area situated on plot No. 29/B, Jawahar Nagar, Goregaon (West), Bombay-400 062 hereinafter referred to as "the said flat" for the consideration and on the terms and conditions therein contained.



2. The Vendor along with the other flats/shops purchasers in the said building could not form a co-operative housing society as the total number of members were ..3.. below the minimum number of persons who could form a





H968

23 MAR 1993



...3...

registered co-operative housing society. However the Vendor along with the other purchasers of flats and shops in the said building have formed an association and opened a bank account with Vijaya Bank, Goregaon Branch in the joint name of Shri R.N. Shah and R.M. Shah for the purpose of collection of maintenance charges from the members and payment of the municipal taxes, water charges, salaries to sweeper, security persons etc. and other outgoings of the said building.

3. The vendor is absolutely seized and possessed of and otherwise well and sufficiently entitled to the said flat and has full right to sell the said flat.

4. The Vendor hereby confirm and affirm that having a subsisting right and authority to do so, he has agreed to sell/transfer/assign all and singular his legal and beneficial rights, title, interest and benefits entirely unencumbered in the ownership, possession and occupation of the said flat in favour

...4..

R. N. Shah

Purchaser hereof nor he has received any earnest

R. N. Shah

...6..

...4...

of the said purchaser free from all liens, charges and claims of any kind whatsoever for a total sale consideration of Rs. 7,25,000/- (Rupees Seven Lakhs Twenty Five Thousands Only) on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. The Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor flat No. 4 on the 2nd floor of the building namely Panchratna situated on plot No. 29/B, Jawahar Nagar, Goregaon (West), Bombay-400 062 free from all the encumbrances for a total consideration of Rs. 7,25,000/- (Rupees Seven Lakhs Twenty Five Thousands Only) to be paid by the Purchaser to the Vendor in the following manner :

- i) Rs. 5,25,000/- to be paid on or before the execution of these presents, the payment and receipt thereof the Vendor hereinafter admit and acknowledges ;
- ii) Rs. 2,00,000/- to be paid at the time of the Vendor giving vacant and peaceful possession of

R.S.S. SLO

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the said flat to the Purchaser.

2. The Vendor shall give vacant and peaceful possession of the said flat to the Purchaser on or before 30th day of April, 1993.

3. The society of the flats/shops owners have not been formed and therefore the builders M/s. Shreepal Services Centre continue to be the legal owner of the said building and hence any transfer fees if payable to the said builders for the transfer of the said flat in the name of the Purchaser shall be paid by the Vendor alone. The Vendor shall sign and execute all the necessary papers as and when required for the effectual transfer of the said flat in the name of the Purchaser and or their assignees. The Vendor shall obtain and give No Objection Certificate from M/s. Shreepal Services Centre to the Purchaser if required.

4. The Vendor declares that :-

a) The title of the said flat hereby agreed to be sold is marketable and free from all encumbrances or charges.

b) The Vendor has paid all his dues till date pertaining to the said flat in respect of the taxes, outgoings and maintenance charges and further undertake to pay any dues of the said flat for the period upto the date of execution of these presents and any dues pertaining to the period after the date of these presents shall be paid by the Purchaser.

c) He has not at any time done or knowingly suffered or been party or privy to any act, deed, matter or thing whereby he can be prevented from selling the said flat.

d) He has not sold or agreed to sell the said flat to any other person or persons other than the Purchaser hereof nor he has received any earnest

...6..

R. 18. 5/4

RECEIPT

RECEIVED a sum of Rs. 5,25,000/- (Rupees Five Lakhs Twnty Five Thousands Only) as per details given below from M/s. Chromatopak Enterprises towards the sale consideration as mentioned hereinabove.

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
06.02.1993	646817	State Bank of India, Goregaon (W) Br.	50,000/-
27.02.1993	646847	do	3,75,000/-
05.04.1993	646884	do	1,00,000/-
Total			5,25,000/-



WITNESSES :

1. *Rajju R. Shah*



I SAY RECEIVED

(*HASIKLAL NATHALAL SHAH*)

2. *Rajju R. Shah*

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERETO set and subscribed their respective hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED by the
withnamed SHRI HASIKLAL NATHALAL
SHAH the Vendor the Party of the
One Part in the presence of

SIGNED, SEALED AND DELIVERED by
the withnamed M/S. CHROMATOPAK
ENTERPRISES the Purchaser the
Party of the Other Part in the
presence of