

पावती क्र.: 5809 दिनांक: 07/05/2018

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन6-5329-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मेसर्स. ब्राउन बूल लॉजिस्टिक्स प्रा. लि. तर्फे डायरेक्टर श्री. मोहन कमलाकर देशपांडे - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 860.00

पृष्ठांची संख्या: 43

एकूण: रु. 30860.00



07/05/2018

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:14 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

बाजार मूल्य: रु. 16079696.8 /-

मोबदला रु. 20000000/-

भरलेले मुद्रांक शुल्क: रु. 1200000/-

(1) विलेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव (भाडेपट्ट्याचा
भावितपट्टाकार आकारणी दे
त नमुद करावे)(4) भू-मापन, पोटहिस्सा व घर
(असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्या

(7) दस्तऐवज करून देणा-या/पक्षकाराचे नाव किंवा दिवाणी
हुकुमनामा किंवा आदेश असल्या
नाव व पत्ता.(8) दस्तऐवज करून घेणा-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा
आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001108754201819S दिनांक: 07/05/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 860/-

मूळ दस्तऐवज परत दिलेला

लिपीक

सह नोंदणीक, ठाणे क्र. ६
मूळ दस्तऐवज परत मिळालेला

पक्षकाराची सही

00/- प्रचौमी,
गिबीडी
ओपनर.) तर्फे
नं. 18 व 19,
रोड नं. - ,

1): नाव:-मेसर्स. ब्राउन बूल लॉजिस्टिक्स प्रा. लि. तर्फे डायरेक्टर श्री. मोहन कमलाकर देशपांडे - - वय:-

55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वी-111, पहिला मजला, श्री नंद-धाम, प्लॉट नं. 59, सेक्टर -
11, सीबीडी बेलापूर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400614 पंत नं:-
AADCB2920J

05/05/2018

07/05/2018

5329/2018

1200000

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 6

दस्त क्रमांक : 5329/2018

नोदणी :

Regn:63m

गावाचे नाव : बेलापूर



07/05/2018

(1)चिलेखाचा प्रकार	करारनामा
(2)मोबदला	20000000
(3) बाजारभाव(भाडेपट्टयाच्या भावितपट्टाकार आकारणी देतो की पट्टेदार स नमुद करावे)	16079696.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र. 27/340,दर - 1,19,400/- प्रचौमी, युनिट नं. 18 व युनिट नं. 19, पाचवा मजला,"वी" विंग,"श्री नंद-धाम",प्लॉट नं. 59,सेक्टर - 11,सीवीडी बेलापूर,नवी मुंबई,ता. व जि. ठाणे, क्षेत्रफळ 634 चौ. फुट. कारपेट व 455 चौ. फुट. कारपेट + 3 ओपन कारपार्कींग + जनरेटर शेड((Plot Number : 59 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 1089 चौ.फूट
(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:-मेसर्स. फार्मा सर्व्ह सोल्युशन्स प्रा. लि. (पूर्वीचे नाव मेसर्स. इनालटेक टेक्नॉलॉजीस प्रा. लि.) तर्फे डायरेक्टर श्री. दर्शक जे. शाह -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: युनिट नं. 18 व 19, पाचवा मजला, श्री नंद-धाम, प्लॉट नं. 59, सेक्टर - 11, सीवीडी बेलापूर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AABCE3332K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स. ब्राउन वूल लॉजिस्टिक्स प्रा. लि. तर्फे डायरेक्टर श्री. मोहन कमलाकर देशपांडे -- वय:- 55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वी-111, पहिला मजला, श्री नंद-धाम, प्लॉट नं. 59, सेक्टर - 11, सीवीडी बेलापूर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:- AADCB2920J
(9) दस्तऐवज करून दिल्याचा दिनांक	05/05/2018
(10)दस्त नोंदणी केल्याचा दिनांक	07/05/2018
(11)अनुक्रमांक,खंड व पृष्ठ	5329/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000

Valuation ID 201805073060
टननः

07 May 2018,02:59:29 PM

मूल्यांकनाचे वर्ष 2018
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 27/340-बेलापूर नोड सेक्टर क्र. 11
क्षेत्राचे नाव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन 48500	निवासी सदनिका 94900	119400	139500	119400
बांधीव क्षेत्राची माहिती				
बांधकाम क्षेत्र (Built Up)-	121.44 चौ. मीटर	मिळकतीचा वापर-	कार्यालय/व्यावसायिक	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधीव
उद्वहन सुविधा	आहे	मजला -	5th to 10th Floor	मूल्यदर/बांधकामाचा दर- Rs.119400/-

Sale Type -
1st Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
= (119400 * (100 / 100)) * 105 / 100
= Rs.125370/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 125370 * 121.44
= Rs.15224932.8/-

खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 44.06 चौ. मीटर

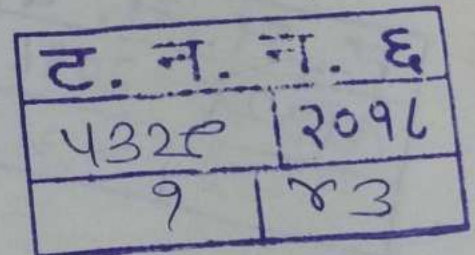
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 44.06 * (48500*40/100)
= Rs.854764/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य +
बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त
वाल्कनी
= A + B + C + D + E + F + G + H + I
= 15224932.8 + 0 + 0 + 854764 + 0 + 0 + 0 + 0 + 0
= Rs.16079696.8/-

Home

Print



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910333/BELAPUR
Pmt Txn id : 164633322
Pmt DtTime : 02-MAY-2018@19:48:30
ChallanIdNo: 69103332018050251072
District : 1201-THANE

16126978268763

Stationery No: 16126978268763
Print DtTime : 03-MAY-2018 10:32:01
GRAS GRN : MH001108754201819S
Office Name : IGR118-THN6_THANE NO 6
GRN Date : 02-May-2018@19:48:31

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 12,00,000/- (Rs One Two, Zero Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 2,00,00,000/-
Prop Descr : UNIT NO 18 AND,19 5TH FLOOR,B WING SHREE,NAND DHAM PLOT,NO 59 SEC 1
1 CBD,BELAPUR NAVI,MUMBAI THANE,Maharashtra,400614
Duty Payer: PAN-AADCB2920J,M S BROWN BULL LOGISTICS PVT LTD

Other Party: PAN-AABCE3332K,M S PHARMA SERV SOLUTIONS PVT LTD

Bank official1 Name & Signature

Bank official2 Name & Signature

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

Delly

Shil

Agreement for Sale



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432E	2096
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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai on this 7th day of MAY, 2018 by and BETWEEN M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly Known as M/S. ENALTEC TECHNOLOGIES PVT. LTD.), a Company, Registered under the Companies Act, 1956, having address at – Unit No. 18 & 19, 5th Floor, "Shree Nand-Dham", Plot No. 59, Sector – 11, CBD Belapur, Navi Mumbai – 400 614, hereinafter referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include its present and future Director, administrator, executor and assign) of the FIRST PART.

AND

M/S. BROWN BULL LOGISTICS PVT. LTD., a Company, Registered under the Companies Act, 1956, having address at – B-111, 1st Floor, "Shree Nand-Dham", Plot No. 59, Sector – 11, CBD Belapur, Navi Mumbai – 400 614, hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include its present and future Director, executor and permitted assign) of the OTHER PART.

U. T. S.	
U32E	2096
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WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION" having its Registered office at Nirmal, 2nd Floor, Nariman Point, Bombay 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act 1966, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act") for the New Town of New Bombay. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.



X [Signature]

[Signature]

AND WHEREAS the State Government has acquired land within the designated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (A) of the said Act.

AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS the CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as THE CIDCO Ltd.) allotted Plot No. 59, adm. area 5969.10 Sq. Mtrs., Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane having FSI 2 to M/S. NAVIN VIKAS PRIVATE LIMITED, a Company Registered under the Companies Act, 1956, having its Registered Unit at - F-03, Triveni Commercial Complex, Sheikh Sarai, Phase - I, 1st Floor, New Delhi - 110 017 and CIDCO Ltd. entered into Agreement to Lease dated 18th December, 1986 of the ONE PART and M/S. NAVIN VIKAS PRIVATE LIMITED, (hereinafter called "THE BUILDERS") of the OTHER PART. The CIDCO Ltd. granted lease in favour of the Builders for the Plot No. 59, adm. area 5969.10 Sq. Mtrs., Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane (more particularly described in the "LAND" schedule therein written) on the lease rent and on the terms and conditions therein contained.

AND WHEREAS CIDCO Ltd. subsequently intimated to the Builders the F. S. I. of the said Plot would be 1.5 instead of 2 and served a Notice upon Builders.

AND WHEREAS aggrieved by the said Notice, the Builders filed a Writ Petition in the High Court of Judicature at Bombay being Writ Petition No. 2163 of 1987 (M/S. NAVIN VIKAS (P) LTD. and another V/s CIDCO Ltd. and another).

AND WHEREAS after the admission of the said Writ Petition, the State of Maharashtra served notice upon the Builders to show cause why the Agreement to Lease dated 18/12/1986 made between CIDCO Ltd. and the Builders should not be cancelled.



[Handwritten signature]

[Handwritten initials]

AND WHEREAS after the receipt of the said Notice, the Builders amended the said Writ Petition and challenged the validity of the said Notice issued by the Government of Maharashtra.

AND WHEREAS the Bombay High Court rejected the contention made by the Builders and directed the State of Maharashtra to complete the process of the said show Cause Notice.

AND WHEREAS the process under the said show Cause Notice was completed and the Ex-officio Secretary (Urban Development) submitted his report dated 25th April, 1990 giving his findings and recommendations.

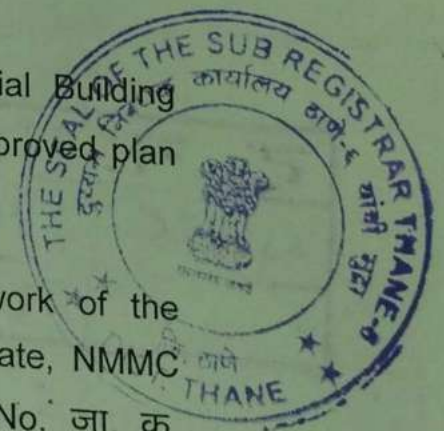
AND WHEREAS the Government of Maharashtra upon considerations of the said Report, by a resolution dated 26th October, 1990 issued by the Government of Maharashtra Urban Development Department modified the said Agreement to Lease dated 18th December, 1986 made between CIDCO Ltd. of the One Part and the Builders of Other Part by inter alia changing the F. S. I. of the said Plot No. 59 to 1.5 on terms and conditions mentioned therein.

AND WHEREAS in pursuance of the said Resolutions dated 26th October, 1990, CIDCO executed a Supplementary Agreement to Lease dated 5th day of March, 1991 with the Builders recording the said modifications.

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AND WHEREAS Builders Submitted building Plan to the CIDCO Ltd. and the Additional Town Planning Unit of the Corporation granted Development permission and issued Commencement Certificate under Reference bearing No. EE(BP)/CBD/11-59/559 dated 20/02/1992.

AND WHEREAS the Builders constructed Commercial Building known as "SHREE NAND-DHAM" on the said plot as per approved plan and specifications.



AND WHEREAS after completion of construction work of the Building as per approved plan and Commencement Certificate, NMMC issued Occupancy Certificate under Reference bearing No. जा. क्र. /नरवि/भोप्र/प्र. क्र.बी - २५५३/१४२०/०५ दिनांक ०३/०५/२००५.

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AND WHEREAS by execution of Sale Agreement dated 11th November, 2005 executed between the Builders M/S. NAVIN VIKAS PVT. LTD. the party of first part and the Purchasers M/S. ENALTEC TECHNOLOGIES PVT. LTD. the party of Second Part for the sale of Unit No. 18, adm. area 634 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane against payment of total agreed consideration amount of Rs. 18,66,000/- (Rupees Eighteen Lakhs Sixty Six Thousand Only) on the terms and conditions mentioned therein. The said Sale Agreement dated 11th November, 2005 Registered with the concerned Sub Registrar of Assurances at Thane - 6 under Registration Serial No. ८११६/०६८८८/२००५ dated 11/11/2005. After payment of total agreed consideration amount of Rs. 18,66,000/- (Rupees Eighteen Lakhs Sixty Six Thousand Only), possession of Said Unit was handed over by the Builders to Purchaser therein under Possession Letter.

AND WHEREAS on application of M/S. ENALTEC TECHNOLOGIES PVT. LTD. Deputy Registrar of Companies Maharashtra, Mumbai changed the name of the Company from M/S. ENALTEC TECHNOLOGIES PVT. LTD. to M/S. PHARMA SERV SOLUTIONS PVT. LTD. The Deputy Registrar of Companies Maharashtra, Mumbai issued Fresh Certificate of Incorporation consequent upon change of name under Corporate Identity No. U24230MH2004PTC146489 on 17th day of July, 2009.

AND WHEREAS the Vendors herein are legally, lawfully, exclusively, seized, possessed and occupied the said **Fully Furnished** Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set.

ट. नं. ५११६	२०१६
५११६	२०१६
८	३

AND WHEREAS the Purchasers after taking inspection of relevant papers and documents approached to the Vendors and shown their keen interest, desires in purchasing, acquiring the said both Units for which the Vendors have agreed to sell, transfer of all their right, title, interest and



[Handwritten signatures]

ownership in the said both Units against the payment of total agreed consideration amount of Rs. 2,00,00,000/- (Rupees Two Crore Only) **subject to deduction of 1% TDS.**

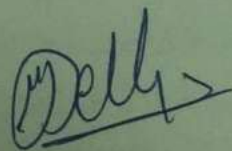

AND WHEREAS pursuant to mutual negotiation between the parties herein and relying upon the aforesaid representation and declaration made by the Vendors herein, the Purchasers have agreed to purchase, acquire the said Units from the Vendors herein alongwith all their right, title, interest, benefit and ownership upon the terms and conditions mentioned herein after :-

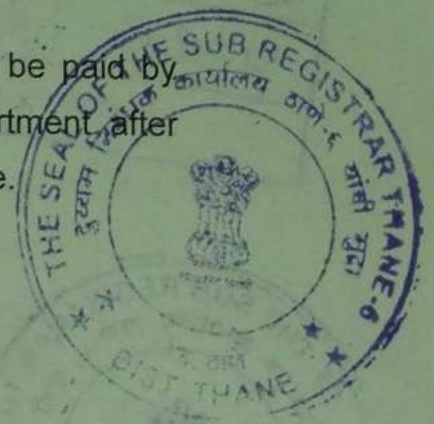
NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. That the recital stated hereinabove will form the part and parcel of this Agreement for Sale and same have been incorporated herein specifically.
2. In pursuance of this Agreement, the Vendors hereby agreed to transfer and assign in favour of Purchasers and Purchasers hereby agreed to purchase, acquire from the Vendors the **Ownership Right of Fully Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set** against the payment of total agreed consideration amount of Rs. 2,00,00,000/- (Rupees Two Crore Only) **subject to deduction of 1% TDS.** The details of payment is as under :-

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- a) **Rs. 5,00,000/- (Rupees Five Lakhs Only)** Purchasers have paid to the Vendors as Part payment. The receipt for the same do hereby admit by Vendors separately.
- b) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** will be paid by the Purchasers as TDS to Income Tax Department after Execution and Registration of Agreement for Sale.

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c) Balance amount of Rs. 1,93,00,000/- (Rupees One Crore Ninety Three Lakhs Only) will be paid by the Purchasers to the Vendor within 30 days from Execution & Registration of this Agreement for Sale through their Financial Institution / Bank or through their own source on or before Execution and Registration of Sale Deed and handing over of the physical possession of the said both Units by the Purchasers.

3. It is agreed between the parties that if Purchasers shall make default in payment of balance agreed consideration amount on or before 30 days time limit, the Purchasers shall pay delay payment charges by way of interest on balance amount @ 18% per annum for the delayed period to the Vendors in addition to balance consideration amount till 45 days from Execution and Registration of Agreement for Sale. If Purchasers are unable to pay balance agreed consideration amount alongwith interest thereon @ 18% PA till 45 days from Execution and Registration of Agreement for Sale then in that case, the Vendors shall be at liberty to terminate this Agreement by giving advance notice to the Purchasers and Vendors shall on such terminations refund to the Purchasers the amount of consideration paid as on date of termination without any interest and the Vendors shall be at liberty to sell, transfer the said both Units to any other person or retain with them and the Purchasers shall not be entitled to question or dispute such sale, retention on any ground whatsoever or claim of any amount whatsoever from the Vendors vice versa if delay takes place in payment due to non compliance of terms and conditions by the Vendors and if the deal is to be cancelled due to that reason, the Vendors shall refund the paid amount with normal bank interest @ 18% per annum and also expenses and damages incurred by the Purchasers over it.

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4. Forthwith upon receipt of payment of the aforesaid entire consideration amount of Rs. 2,00,00,000/- (Rupees Two Crore Only) subject to deduction of 1% TDS, the Vendors have sold, conveyed, transferred, released & relinquished all their rights, title,



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interest, claim, benefit and ownership etc. in or upon the said Fully Furnished Unit No. 18 & Unit No. 19, "B" Wing, 5th Floor in favour of Purchasers herein without any further additional claim, demand against the Purchasers and Purchasers shall ipso-facto become entitled to legally occupy and possess the said both Units alongwith all rights, title, interests, claim, benefits and ownership under the Sale Agreement dated 11th November, 2005 and same shall be deemed to be transferred lawfully in favour of the said Purchasers.

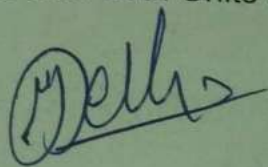
5. The Vendors hereto agreed to sign MSEDCLTD. transfer Application and also sign, execute Sale Deed and Possession Letter and admit Execution of same before concerned Sub Registrar of Assurance at Thane for Registration as may be necessary for more perfectly transferring the said both Units and to the use of Purchasers & undertake to fulfill all such statutory obligations and legal liabilities as may be required under The Maharashtra Ownership of Flat (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 as amended upto date, Transfer of Property Act, 1882, The Maharashtra Co-Operative Societies Act, 1960, The Company Act, 1956 and Income Tax Act, 1961 or any other Act in force, which pertains to the sale of the said both Units.

6. The Vendors herein covenant that they will hand over all original papers, documents and certificate to the Purchasers such as Registered Sale Agreement dated 11th November, 2005 alongwith Registration Receipt, Possession Letter and other relevant papers and documents whatsoever pertaining to the said Units.

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7. The Vendors hereby declares, represent and covenant with the Purchasers that -

(a) The Vendors are well & sufficiently legally entitled to said both Units and possessed defacto (physical) & dejure (legal) possession. They have not mortgaged, alienated, charged the said both Units to any other bank / Financial Institution.

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- (b) The Vendors in the past have not entered into any Deed either in the form of Sale, Gift, Charge and Lien. The said both Units are free from all claims, encumbrances and reasonable doubts of any nature whatsoever.
- (c) There are no suits, litigations, civil or criminal or any other proceedings instituted / pending by or against the Vendors in respect of the said both Units and/or any process issued by any Competent Court of Law.
- (d) The said both Units are not the subject matter of any lispendens or easements or Interlocutory order of attachments or Prohibitory order either before or after judgment or at the instance of any Taxation Authority or any other Authorities and the Vendors have not given any undertakings to the Taxation Authorities or any Authorities so as not to deal with or dispose of the right, title and interest in the said both Units and that the Vendors have full and absolute power and authority to deal with the same. The Vendors declare that there is no mortgage, charge, lien or any encumbrances or liability or third party and adverse right whatsoever in favour of anyone in respect of the said both Units and that they have not done any act whereby the rights in respect of the said both Units has been prejudiced or jeopardized in any manner whatsoever.

- (e) The Vendors have not received any notice either from the Government, Semi Government, Statutory body or Authorities regarding any of the legal proceeding, acquisition and/or requisition in respect of the said both Units.

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- (f) The Vendors hereby declare that there is no pending dues against said both Units to the Builders and the Vendors have not received any notice from any Statutory body or Authorities, the Vendors hereby indemnify for the due payment of any nature whatsoever in respect of the said both Units.



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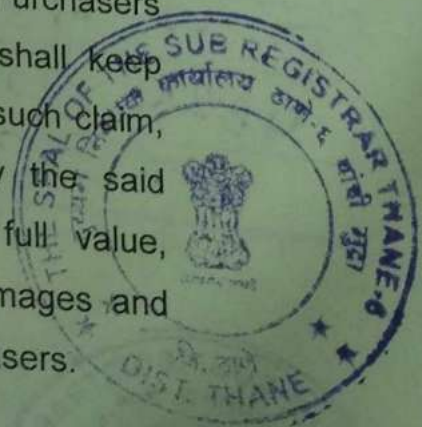
(g) The Vendors hereby covenant with the Purchasers that Vendors are the absolute owner of the said both Units and no other person has or have any right, title, interest, claim or demand of any nature whatsoever in or upon the said both Units, whether by way of sale, gift, trust, inheritance, easement or otherwise whatsoever and they & only they are having all rights, full power and absolute authority to sell, transfer the said both Units to the Purchasers. The Vendors are competent and entitled to sell and transfer the said both Units in favour of Purchasers.

(h) The Vendors are not restricted by Income Tax Act, Gift Tax Act and Wealth Tax Act or under any other Act/Statutory provisions from transferring the said both Units under this Agreement for Sale.

(i) The Vendors have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchasers and the Vendors have all the rights, title and interest to enter into this Agreement for Sale with the Purchasers for the transfer of said both Units.

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8. The Vendors covenant that in the event if any person making any claim, demand, suit, charge or other legal proceeding or claim is made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said both Units by them in favour of Purchasers herein then and in such event they indemnify and shall keep indemnified and harmless the said Purchasers against such claim, demand, charge or charges that may be faced by the said Purchasers and shall require to be compensated full value, consideration paid under these present alongwith damages and other incidental expenses incurred thereon to the Purchasers.



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9. The Vendors have represented and assured to the Purchasers that the title to the said both Units are free from all encumbrances and claims of whatsoever nature. In the event it is found that Vendors title to the said both Units are defective or any claim is made on the said both Units or Purchasers have suffered any loss or damages by the statements, declarations, representations and assurances made by the Vendors or any claim whether directly or indirectly is made on the said both Units in that case Vendors agree to indemnify the Purchasers and hereby indemnifies the Purchasers, their nominee and their successor in title to the said both Units against all loss, damages, cost and expenses which may be suffered by the Purchasers / their nominee/ their successor in title on account of above and the Vendors shall reimburse the Purchasers and / or their nominee and / or successor in title for the same on their making demand to that effect.

10. The Vendors hereby further covenant with the Purchasers that the Vendors and/or their attorneys shall from time to time and at all times whenever called upon by the Purchasers or their Advocate or Solicitor to execute and perform or cause to be done, executed and performed all such further acts, deeds and things and writings whatsoever more perfectly conveying, transferring the said both Units unto and to the use of Purchasers as shall or may be reasonably required at the cost and expenses of Purchasers.

11. The Purchasers have also inspected the Title Certificate dated 12th September, 1994 issued by M/s. Nandlal Kothari & Sabir, Advocate & Solicitors certifying the title of the plot and have satisfied themselves as regards the title of M/S. NAVIN VIKAS PVT. LTD. on the said Plot.

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12. The Purchasers have also acquainted themselves with all the terms & conditions of the Sale Agreement dated 11th November, 2005 executed between M/S. NAVIN VIKAS PVT. LTD. and M/S. ENALTEC TECHNOLOGIES PVT. LTD. for the said both Units. The Purchasers have agreed that the said terms & conditions will be binding and acceptable to them.



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13. The transfer fees in respect of the transfer of said both Units borne & paid by the Purchasers only to Builders/Society.
14. The Vendors have agreed to pay the Maintenance Charges to Builders/Society, Electric bills to MSEDCL Ltd. and Property Tax to NMMC till the date of handing over of physical possession and thereafter the Purchasers shall be liable to pay the same. The Vendors hereby indemnify and shall keep indemnified for due payment of any nature whatsoever of the said both Units before period of handing over of physical possession.
15. The Stamp Duty and Registration Charges, if any payable for the completion of the sale, shall be borne and paid by the Purchasers alone and the Vendors will not be liable to pay the same.

SCHEDULE OF THE LAND

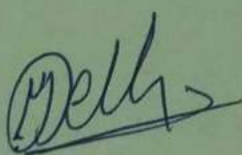
THAT piece of land known as Plot No. 59, in Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane, containing by admeasurements 5969.10 Sq. Mtrs. and bounded as follows:

On or towards the North by : Plot No. 42
 On or towards the East by : 30 Mtrs. wide Road
 On or towards the South by : Road
 On or towards the West by : Plot No. 60

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SCHEDULE OF THE PROPERTY

Right, title, interest and Ownership Right of Fully Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set.

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

SIGNED AND DELIVERED BY THE
WITHIN NAMED THE "VENDORS"
M/S. PHARMA SERV SOLUTIONS PVT. LTD.
(Formerly Known as M/S. ENALTEC
TECHNOLOGIES PVT. LTD.)
Pan No. AABCE3332K
Through its Director
MR. DARSHAK J. SHAH
In the presence of



For PHARMA SERV SOLUTIONS

[Signature]
AUTHORISED SIGNATURE

1) Name :- Ratesh Singh
Add: - 56, 6th floor Sai chamber
CBD sec 11

SIGNED AND DELIVERED BY THE
WITHIN NAMED THE "PURCHASERS"
M/S. BROWN BULL LOGISTICS PVT. LTD.
Pan No. AADCB2920J
Through its Director
MR. MOHAN KAMALAKAR DESHPANDE
In the presence of



For BROWN BULL LOGISTICS PVT. LTD.

[Signature]
DIRECTOR

2) Name :- S.K. Singh
Add: - 26, Sai chamber
Plot no 44, Sector. 44
CBR Belapur
Nan number
15544



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<i>[Signature]</i>	<i>[Signature]</i>

RECEIPT

Date: - 07/05/2018

Received of and from the withinnamed "PURCHASERS" M/S. BROWN BULL LOGISTICS PVT. LTD. being the part payment amount of Rs, 5,00,000/- (Rupees Five Lakhs Only) by Cheque bearing No. 558391 Dated 19/02/2018 Drawn on IDBI Bank, CBD Belapur, Navi Mumbai branch made towards sale, transfer of right, title, interest and Ownership Right of Fully Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set.

We Say Received
Rs. 5,00,000/-

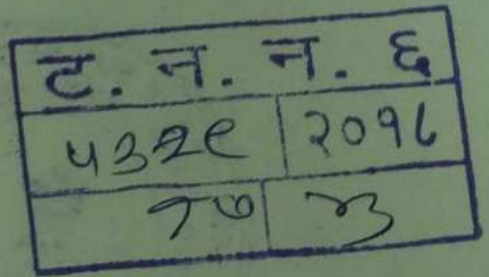
For PHARMA SERV SOLUTIONS PVT. LTD.

Alia
AUTHORISED SIGNATORY
M/S. PHARMA SERV SOLUTIONS PVT. LTD.
(Formerly Known as M/S. ENALTEC
TECHNOLOGIES PVT. LTD.)
Through its Director
MR. DARSHAK J. SHAH
"VENDORS"

WITNESSES:-

1. Rakesh Singh *Rakesh Singh*

2. S.K. Singh *S.K. Singh*





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

1893188

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - २५५३/१
दिनांक :- ०३/०५/२००५

भोगवटा प्रमाणपत्र

- वाचलं - १) सिडकोकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. इड (वी.पी)/सी.बी.डी./११-५९/
दि. २०-०२-१९९२
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद हाफिज कॉन्ट्रॅक्टर यांनी दि. ०४-०३-१९९७ रोजी सादर केलेल्या यांचा
पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ५९, सेक्टर क्र. ११, सी. बी. डी. बेलापूर, नवी मुंबई या जागेचे मा
मेसर्स नविन विकास प्रा. लि. यांनी जागेवरील बांधकाम दि. ०३-०३-१९९७ रोजीचे सिडकोकडील बांधकाम
दाखला संबंधित वास्तुविशारद. हाफिज कॉन्ट्रॅक्टर यांनी सादर केलेला आहे. सिडकोकडील बांधकाम
प्रमाणपत्र दि. २०-०२-१९९२ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२
धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे नवीन जागेत.

- १) वाणिज्य खालील बांधकाम क्षेत्र : ८९५२.७५ चौ.मी.
- २) बाल्कनी खालील बांधकाम क्षेत्र : १४४२.२६ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

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सहाय्यक न्यायालय नगर पंचायत
नवी मुंबई महानगरपालिका


दुनव-३

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“जन्म असो वा मरण आवश्यक नोंदणीकरण”

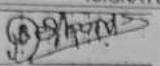
स्थायी लेखा संख्या: /PERMANENT ACCOUNT NUMBER
ABGPD5569G



नाम /NAME
MOHAN KAMALAKAR DESHPANDE

पिता का नाम /FATHER'S NAME
**KAMALAKAR RAMCHANDRA
 DESHPANDE**

जन्म तिथि /DATE OF BIRTH
29-04-1963

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, कोल्हापूर
 COMMISSIONER OF INCOME TAX, KOLHAPUR

Desh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

BROWN BULL LOGISTICS PRIVATE
 LIMITED

29/10/2007
 Permanent Account Number
AADCB2920J

25/12/2007

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAKESH R SINGH
RAM ROOP SINGH
01/07/1970

Permanent Account Number
AVRPS2470C

Signature

R Singh

शैलेंद्र कुमार सिंह
Shalendra Kumar Singh
जन्म तारीख / DOB : 04/03/1961
पुरुष / Male



6004 5053 0353

आधार - सामान्य माणसाचा अधिकार

भारतीय विलिखित ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता - शॉप नं - 66, साई चबले
प्रॉमिसेस ओवर्स को ओप सो ली,
प्लॉट/नं - 44, सेक्टर- 11, बेलापुर,
नवी मुंबई, कोकण भवन, ठाणे, ठाणे,
महाराष्ट्र, 400614

Address: Shop No-66, Sai Chambers
Promises owners Co OP Soc Ltd, Plot No-
44, Sector- 11, Belapur, Navi Mumbai,
Kokan Bhavan, Thane, Thane,
Maharashtra, 400614

6004 5053 0353

R Singh

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दस्तावेज क्रमांक: 5329/2018

दस्तावेज क्रमांक: 5329/2018

दिनांक: 07/05/2018 3:06 प.म.
मूल्य: ₹ 1,60,79,697/-
अतिरिक्त मूल्य: ₹ 12,00,000/-

मौजदगी: ₹ 2,00,00,000/-

दिनांक: 07-05-2018
... 53 म म वा हवा केला

पत्रांक: 5809

पत्रांक दिनांक: 07/05/2018

मातृकरणाचे नाव: मेसर्स, ब्राउन वून कॉन्स्ट्रिक्शन्स प्रा. लि. तर्फे हावीस्टर श्री. मोहन कमलाकर देशपांडे :-

मौजदगी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 860.00

पुष्टांची संख्या: 43

एकूण: 30860.00

... मही:

Joint Registrar Thane 6
सह. दुय्यम निबंधक ठाणे - 6
(पत्र - 2)

Joint Sub Registrar Thane 6
सह. दुय्यम निबंधक ठाणे - 6
(पत्र - 2)

प्रकार: करारनामा

... (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या काही नागरी क्षेत्रात

दि. 107/05/2018 02:53:37 PM ची वेळ: (सादरीकरण)

दि. 207/05/2018 02:54:31 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

... १९०८ ... १९६३ ...
... कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या काही नागरी क्षेत्रात ...
... कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या काही नागरी क्षेत्रात ...

...

...



क्रमांक : टनन6/5329/2018

पत्रा प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स. ब्राउन वूल लॉजिस्टिक्स प्रा. लि. तर्फे डायरेक्टर श्री. मोहन कमलाकर देशपांडे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-111, पहिला मजला, श्री नंद-धाम, प्लॉट नं. 59, सेक्टर - 11, सीबीडी बेलापूर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर:AADC2920J	लिहून देणार वय :-55 स्वाक्षरी: 		
2	नाव:मेसर्स. फार्मा सर्व्ह सोल्युशन्स प्रा. लि. (पूर्वीचे नाव मेसर्स. इनालटेक टेक्नॉलॉजीस प्रा. लि.) तर्फे डायरेक्टर श्री. दर्शक जे. शाह - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: युनिट नं. 18 व 19, पाचवा मजला, श्री नंद-धाम, प्लॉट नं. 59, सेक्टर - 11, सीबीडी बेलापूर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर:AABCE3332K	लिहून देणार वय :-48 स्वाक्षरी:- 		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:07 / 05 / 2018 02 : 56 : 11 PM

इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
	नाव:एस. के. सिंह - - वय:57 पत्ता:शॉप नं. 26, तळ मजला , साई चेम्बरस, प्लॉट नं. 44, सेक्टर - 11, सीबीडी बेलापूर, नवी मुंबई पिन कोड:400614	स्वाक्षरी: 		
	नाव:राकेश कुमार सिंह - - वय:48 पत्ता:शॉप नं. 56, तळ मजला , साई चेम्बरस, प्लॉट नं. 44, सेक्टर - 11, सीबीडी बेलापूर, नवी मुंबई पिन कोड:400614	स्वाक्षरी: 		

क्र.4 ची वेळ:07 / 05 / 2018 02 : 57 : 12 PM

क्र.5 ची वेळ:07 / 05 / 2018 02 : 57 : 34 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 6
(अंग - ३)

EPayment Details.





BROWN BULL LOGISTICS PVT. LTD.

B/111, 1st Floor, Shree Nand-Dham, Sector - 11,
CBD, Belapur (E), Navi Mumbai - 400 614.
Phone : +91-22- 2757 3511 / 2757 3512
Fax : +91 - 22 - 2757 3513
E-mail : info@bbllogistics.com
CIN No. : U63010MH2007PTC175456

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD DIRECTORS HELD ON
28TH DAY OF APRIL 2018 at B-111, 1st Floor, "Shree Nand-Dham", Plot No. 59, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614.

RESOLUTION

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U32E	2096
22	20

Resolved that MR. MOHAN KAMALAKAR DESHPANDE is hereby authorized to sign, execute Agreement for Sale / Sale Deed executed by and between M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly Known as M/S. ENALTEC TECHNOLOGIES PVT. LTD.) and M/S. BROWN BULL LOGISTICS PVT. LTD. for the purchase of Fully Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set.

Further resolved that MR. MOHAN KAMALAKAR DESHPANDE is also hereby authorized to admit execution of Agreement for Sale / Sale Deed executed by and between M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly Known as M/S. ENALTEC TECHNOLOGIES PVT. LTD.) and M/S. BROWN BULL LOGISTICS PVT. LTD. for the purchase of Fully Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set before the concerned Sub Registrar of Assurances at Thane.



For BROWN BULL LOGISTICS PVT. LTD.

Mohan Kamalakar Deshpande
DIRECTOR



Certified True Copy

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U32E	2096
22	20



EXTRACT OF THE MINUTES OF THE MEETING OF BOARD DIRECTORS HELD ON
 28TH DAY OF APRIL 2018 at Unit No. 18 & 19, 5th Floor, "Shree Nand-Dham", Plot No. 59,
 Sector - 11, CBD Belapur, Navi Mumbai - 400 614.

RESOLUTION

Resolved that MR. DARSHAK J. SHAH is hereby authorized to sign, execute Agreement for Sale / Sale Deed executed by and between M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly Known as M/S. ENALTEC TECHNOLOGIES PVT. LTD.) and M/S. BROWN BULL LOGISTICS PVT. LTD. for the sale of Fully Furnished Unit No. 18, adm. area.634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set.

Further resolved that MR. DARSHAK J. SHAH is also hereby authorized to admit execution of Agreement for Sale / Sale Deed executed by and between M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly Known as M/S. ENALTEC TECHNOLOGIES PVT. LTD.) and M/S. BROWN BULL LOGISTICS PVT. LTD. for the sale of Fully Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19, adm. area 455 Sq. Ft. Carpet, on the 5th Floor, "B" wing, in the building known as "SHREE NAND-DHAM", Plot No. 59, Sector - 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane and Three Open Car Parking & Generator Set before the concerned Sub Registrar of Assurances at Thane.

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 Certified True Copy

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(Company Seal)

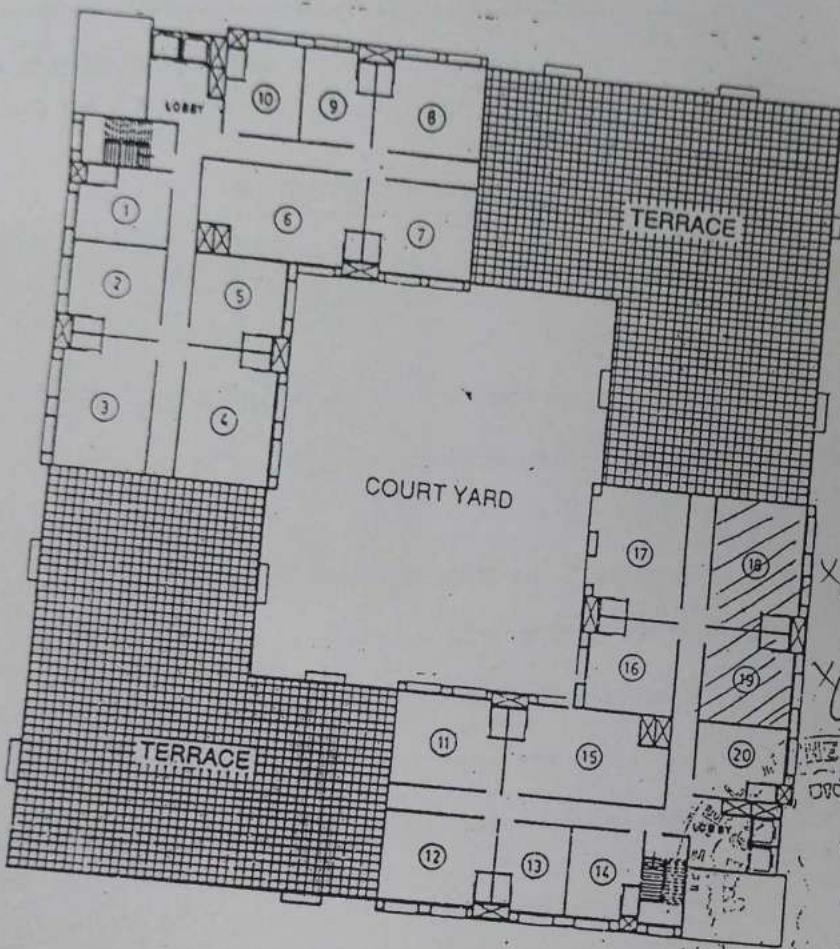
For PHARMA SERV SOLUTIONS PVT. LTD.

S. A. Patil
 DIRECTOR / AUTHORIZED SIGNATORY



PharmaServ Solutions Pvt. Ltd.

B/518-519 Nand Dham, Plot No: 59, Sector-11, CBD Belapur, Navi Mumbai - 400614, India.
 Tel No: +91-22-27565830 / 67938584-86 Fax : +91-22-27573391



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Dell *ds*



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TYPICAL FLOOR PLAN (1ST TO 6TH FLOOR)
 UNIT NO. 18 & 19 IN B WING, ON 5th FLOOR
 AGREED TO BE ACQUIRED BY THE PARTY OF THE
 SECOND PART SHOWN IN COLOUR

ds
ds

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नवी मुंबई
महानगरपालिका

वहिला माळा, वेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फैक्स : २७५७ ३७ ८५

Navi Mumbai
Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - २५५३/१९
दिनांक :- ०३/०५/२००५

1893188

भोगवटा प्रमाणपत्र

- बाचले - १) सिडकांकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. इड (वी.पी.)/सी.बी.डी./११-५९/
दि. २०-०२-१९९२
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धारणात्मक परिपत्रक.
- ३) वास्तुविशारद हाफिज कॉन्ट्रॅक्टर यांनी दि. ०४-०३-१९९७ रोजी सादर केलेला यांचा पुर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ५९, सेक्टर क्र. ११, सी. बी. डी. वेलापूर, नवी मुंबई या जागेचे मा मेसर्स नविन विकास प्रा. लि. यांनी जागवरील बांधकाम दि. ०३-०३-१९९७ रोजीचे धारणात्मक दाखला संबंधित वास्तुविशारद, हाफिज कॉन्ट्रॅक्टर यांनी सादर केलेला आहे. सिडकांकडील बांधकाम प्रमाणपत्र दि. २०-०२-१९९२ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ धारणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे या जागेत

- १) वाणिज्य खालील बांधकाम क्षेत्र : ६९५२.७५ चौ.मी.
- २) बाल्कनी खालील बांधकाम क्षेत्र : १४४२.२६ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

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२५ ३



दुनव-३
३५१४०



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

PERMANENT ACCOUNT NUMBER
ABGPD5569G

नाम / NAME
MOHAN KAMALAKAR DESHPANDE

पिता का नाम / FATHER'S NAME
KAMALAKAR RAMCHANDRA
DESHPANDE

जन्म तिथि / DATE OF BIRTH
29-04-1963

आयकर विभाग, कोलकाता
COMMISSIONER OF INCOME TAX, KOLKATA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BROWN BULL LOGISTICS PRIVATE
LIMITED

29/10/2007
Permanent Account Number
AADCB2920J

Desh

Desh



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DARSHAK J. SHAH
JITENDRA RATILAL SHAH

13011970
Permanent Account Number
AEGPS7054E

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PHARMA SERV SOLUTIONS PRIVATE
LIMITED

24/05/2004
Permanent Account Number
AABCE3332K

Desh

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AGSPC2327A

RAKESH RAMKHLADI CHOUHAN
RAMKHLADI PITAMBAR CHOUHAN

12/03/1980

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANT PRAKASH PADAVE
PRAKASH GOPAL PADAVE

27/10/1990
Permanent Account Number
BAWPP9395L

Desh





CHALLAN
MTR Form Number-6

GRN MH001812668201819R BARCODE Date 22/05/2018-14:04:36 Form ID B25

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Bank Portal - Simple Receipt	TAX ID (If Any)	
Office Name	THANE_THANE NO 6 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AADCB2920J
Location	THANE	Full Name	MS BROWN BULL LOGISTICS PVT LTD
Year	2018-2019 One Time	Flat/Block No.	UNIT NO 18 AND19 5TH FLOORB WING
		Premises/Building	SHREENAND DHAM PLOT

Account Head Details	Amount In Rs.	Road/Street	59 SECTOR 11CBD BELAPUR NAVIMUMBAI THANE
0030046401 Stamp Duty(Bank Portal)	100.00	Area/Locality	Maharashtra
		Town/City/District	
		PIN	4 0 0 6 1 4

Remarks (If Any)	Prop mvbly=Immovable-Prop Amt=20000000.00-Prop area=1089.00-Prop area UOM= Sq.Feet-oth Prop ID=PAN-AABCE3332K-oth Prop Name=MS PHARMA SERV SOLUTIONS PVT LTD~		
Amount In	One Hundred Rupees Only	Words	100.00

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१ २०

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque-DD Details	Bank CIN	Ref. No.	69103332018052250414	167203890
Cheque/DD No.	Bank Date	RBI Date	22/05/2018-14:04:35	
Name of Bank	Bank-Branch	IDBI BANK		
Name of Branch	Scroll No. , Date	Not Verified with Scroll		



TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819574309
१. चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदरे चालन लागू नाही.

[Handwritten Signature]

[Handwritten Signature]

SALE DEED

AGREEMENT FOR SALE DATED 07TH DAY OF MAY, 2018,
REGISTERED WITH THE CONCERNED SUB REGISTRAR OF
ASSURANCES AT THANE – 6 VIDE UNDER REGISTRATION SR. NO.

टनन6/5329/2018 DATED 07/05/2018

THIS SALE DEED is made and entered into at Navi Mumbai on
this 12th day of JUNE, 2018.

BETWEEN

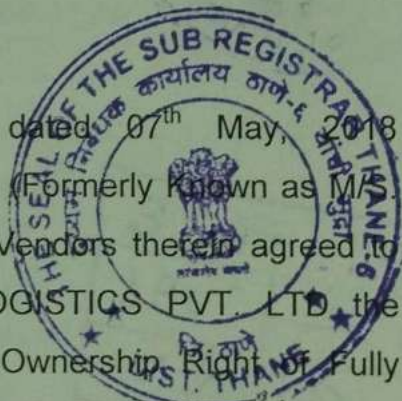
M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly Known as
M/S. ENALTEC TECHNOLOGIES PVT. LTD.), a Company, Registered
under the Companies Act, 1956, having address at – Unit No. 18 & 19, 5th
Floor, “Shree Nand-Dham”, Plot No. 59, Sector – 11, CBD Belapur,
Navi Mumbai – 400 614, hereinafter referred to as the “THE VENDORS”
(which expression shall unless it be repugnant to the context or meaning
thereof shall mean and deemed to include their heirs, executors and
assigns) of the FIRST PART.

AND

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M/S. BROWN BULL LOGISTICS PVT. LTD., a Company, Registered
under the Companies Act, 1956, having address at – B-111, 1st Floor,
“Shree Nand-Dham”, Plot No. 59, Sector – 11, CBD Belapur, Navi
Mumbai – 400 614, hereinafter referred to as the “THE PURCHASERS”
(which expression shall unless it be repugnant to the context or meaning
thereof shall mean and deemed to include their heir, executor and
permitted assign) of the OTHER PART.

WHEREAS by an Agreement for Sale dated 07th May, 2018
M/S. PHARMA SERV SOLUTIONS PVT. LTD. (Formerly known as M/S.
ENALTEC TECHNOLOGIES PVT. LTD.) the Vendors therein agreed to
transfer & sale to M/S. BROWN BULL LOGISTICS PVT. LTD. the
Purchasers therein agreed to purchase the Ownership Right of Fully
Furnished Unit No. 18, adm. area 634 Sq. Ft. Carpet and Unit No. 19,



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