

अ. ४६०२/६४

दीर्घी १० म.
२०२३ ३९ म.

व्यापार प्रमाणपत्र

दिनांक २९.०२.२०२३

व्यापार प्रमाणपत्र प्रकाशित करिता - २,००,०००/-

व्यापार प्रमाणपत्रे नार - for Chemtrols Engineering (Pvt.) Ltd.

वास्तविकप्रमाणे की मिळाली - श्री. वी.के.कुमार

Managing Director

मोदणी की

नकद की (फोनिल)

पुस्तकनांची नकद ५०

व्याजवरी

मरुदा किंवा सापना (२०२३ २०२३)

लोघ किंवा निरोक्षण

२०२३ - २०२३

२०२३ - २०२३

प्रमाणित नकद (२०२३) (२०२३)

२०२३ (मागील २०२३) २०२३

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६६-२३३३३३

व्यापार प्रमाणपत्रे नार किंवा व्यापार प्रमाणपत्रे नार किंवा व्यापार प्रमाणपत्रे नार

... certificate is produced from the Income Tax ...
... as provided in Sec 280 A of 19 ...



The Registrar of Companies
Bombay

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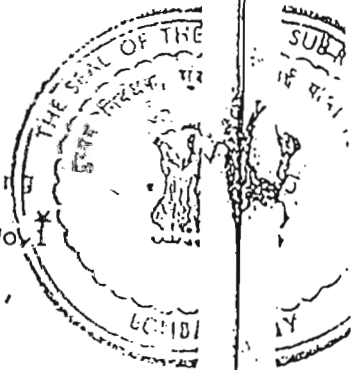
THIS INDENTURE made at Bombay this 21st day
of December in the Christian Year One Thousand Nine
Hundred and Eighty Four between RAMNATH KUMAR carrying
on business in the firm name and style of INDUSTRIAL
CHEMICALS & ADHESIVES at Amar Hill, Village, Pangwa,
Powai, Saki-Vihar Road, Bombay-400 072 hereinafter
called "The Vendor" (which expression shall unless
it be repugnant to the context or meaning thereof
be deemed to include his heirs, executors, adminis-
trators, successors and assigns) of the One Part and
M/s. CHEMTROLS ENGINEERING (PVT) LTD., a Company
incorporated under the Companies Act, 1956, having
its Registered Office at 910 Tulsiani Chambers, 212
Nariman Point, Bombay-400 021 hereinafter called
"The Purchasers" (which expression shall unless it
be repugnant to the context or meaning thereof
be deemed to include its successors and assigns) of
the Other Part.

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WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to the premises consisting of several pieces of parcels of land or ground situate at Village Tungwa measuring 7829 square metres (9303 square yards) and more particularly described in the First Schedule hereunder written hereinafter referred to as the said "property" by virtue of a Conveyance dated 5th September 1973 and registered with the Sub-Registrar at Bandra.

AND WHEREAS the Vendor has constructed a Building consisting of Ground Floor and one Upper Floor in the said property AND WHEREAS the Vendor has been carrying on business in the firm name and style of M/s. Pearl Products as Sole Proprietor thereof in the Ground Floor premises comprising of covered Big Hall and Small Room accomodating Factory together with usable side verandhas admeasuring 156 square metres bearing Survey No. 55 pt., Hissa No. 1 situate at Amar Hill, Village Tungwa, Saki-Vihar Road, Bandra, Bombay-400 072.

AND WHEREAS by a Conveyance dated 11th April 1984 executed between the Vendor and the Purchaser herein, the Vendor had sold and conveyed all that piece or parcel of freehold land and structure standing thereon being the premises comprising of R.C.C. covered Big Hall and Small Room accomodating Factory together with usable side verandhas admeasuring 156 square metres bearing Survey No.55 pt. Hissa No.1, situate at Amar Hill, Village Tungwa, Saki-Vihar Road,



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Powai, Bombay-400 072 more particularly
described in the Second Schedule hereunder written
and delineated on the Plan thereof hereto
annexed and thereon surrounded by red Coloured
boundary lines at or for the price of Rs.4.00
lacs (Rupees Four lacs only)., AND WHEREAS the
said Conveyance dated 11th April 1984 has been
lodged for registration with the Sub-Registrar
of Assurances at Bombay on 11th April 1984
under Serial No. S/1406/84.

AND WHEREAS the Vendor herein as Sole
Proprietor of M/s. Industrial Chemicals &
Adhesives is in possession of the Upper Floor
which consists of a Stores Room admeasuring
53 square metres more particularly described in the
Third Schedule hereunder written and delineated
on the Plan thereof hereto annexed and thereon
surrounded by blue coloured boundary lines
hereinafter referred to as the said "premises".

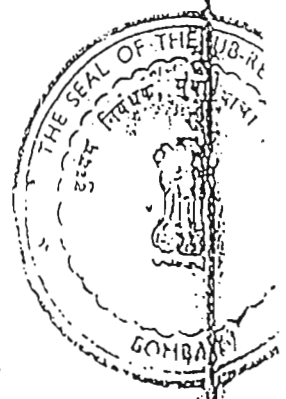
AND WHEREAS the Vendor is desirous of
selling the said premises and the purchaser has
agreed to sell and the purchaser has agreed
to purchase the said Upper Floor premises
consisting of a Store Room admeasuring
53 square metres more particularly described in
the third schedule hereunder written and
delineated on the plant thereof hereto annexed
and thereon surrounded by blue coloured boundary
line at or for the price of Rs.2.00 lacs.
(Rupees Two lacs only)..

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 2,00,000/- (Rupees Two lakhs only) paid by the purchasers to the Vendor on or before the execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby release and discharge the Purchasers) he the Vendor doth hereby grant convey transfer and assign unto the purchasers its successors and assigns for over in free simple free from all encumbrances the said premises, namely, the Upper Floor premises consisting of a Store Room admeasuring ... square metre and more particularly described in the Third schedule hereunder written and delineated on the plan thereof hereto annexed and thereon surrounded by blue coloured boundary line TOGETHER WITH all liberties privilages, easements and appurtenances whatsoever to the said premises or any part thereof belonging to on in anywise appertaining or usually held used or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right title and interest, was inheritance property possession, benefit, claim and demand whatsoever at law and in equity of the Vendor into, out of or upon the said land hereditaments and premises hereby conveyed, transferred and or any part thereof TO HAVE AND TO HOLD the said premises hereby granted conveyed transferred and assured on intended or expressed so to be UNTO AND TO THE USE OF the Purchasers in manner aforesaid



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AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said land hereditaments and premises and receive the rents issue and profit thereof and of every part thereof to and for their own use and benefit without any lawful eviction interruption claim or demand whatsoever from or by any person or persons lawfully or equitably claiming from under or in trust for him AND THAT Free from all charges and encumbrances whatsoever, had made executed, occasioned or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that he the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest in the said hereditaments land and premises or any of them or any part thereof from under or in trust for the Vendor or his heirs, shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers do and execute or cause to be done and executed all such further and after acts, deeds things conveyance is and assurances in the law whatsoever for further and more perfectly assuring the said hereditaments land and premises and every part thereof UNTO AND TO THE USE, of the Purchasers in manner aforesaid as shall or may be reasonably required.

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6/11

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor doth hereby covenant with the Purchasers that he the Vendor shall unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and owner for the time being of the said land and premises or any part thereof hereby granted and conveyed or intended so to be produce or cause to be produced to him or his attorneys or attorney or agent or agents or at any trial hearing commission examination or otherwise as occasion shall require the title deeds more particularly described in the Third Schedule mentioned in the Conveyance dated 5th September, 1972 maintaining defending and proving his estate title or possession to the said piece or parcel of land hereby granted and conveyed or intended so to be AND ALSO at the like request and costs deliver or cause to be delivered to the Purchasers its successors and assigns of the said land and premises or any part thereof such attested or any part thereof such attested or other copies extracts or abstracts from the said documents as he may require and shall and will in the meantime and unless prevented as aforesaid keep the said documents safe unobliterated and uncanceled.



6/11

Handwritten signature

IN WITNESS the Vendor has hereunto set his hand the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land or ground situate in the Village of Tungwa in Powai Estate and Greater Bombay in the Registration District and Sub-District of Bandra and containing by its measurements 7829 square metres (9363 square yards) or thereabouts and bearing survey No. 87 (part) and C.T.S. No. 182 (part) and bounded on or towards the East by land belonging to Hari Mohan Puri and bearing New Survey No. 87 (part), on or towards the North by land belonging to Mrs. Tara Sarup and bearing New Survey No. 55 (part) and on or towards the south partly by land belonging to Himdoot and bearing Survey No. 6 (part) and partly by land belonging to the said Hari Mohan Puri and bearing Survey No. 87 (part)

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or free hold land and structure standing thereon being the premises comprising of R.C.C. covered Big Hall and Small Room accomodating Factory together with usable side verandhas admeasuring 156 square metres or thereabout bearing Survey No. 55 pt. Hissa No. 1, situate at Amar Hill, Village Tungwa, Saki Vihar Road, Powai, Bombay-400 072.

Handwritten signature

THE THIRD SCHEDULE ABOVE REFERRED TO

The Upper Floor premises admeasuring 176 sq.metres or thereabouts bearing Survey No.55 (part), Hissa No.1. situate in the Village of Tungwa in Powai Estate Greater Bombay in the Registration District and Sub-District of Bandra and bounded on or towards East, by land belonging to ~~the vendors or ex vendors Messrs Hari Mohan Puri~~, On or towards West adjoining building belonging to the Ram Nath Puri, the Vendor herein, On or towards North land belonging to Mrs. Tara Sarup and on or towards South partly by land belonging to Himdoot.

SIGNED SEALED & DELIVERED)

by the withinnamed SHRI RAM)

NATH PURI, the Vendor)

herein in the presence of)

1. P. R. Dalmi sole

2. Boori

Ram Nath Puri

B. P. Chhabra
Industrial Chemists & Adhesives



SIGNED SEALED & DELIVERED)

by the withinnamed M/S. for Chem

CHEMTROLS ENGINEERING, (PVT))

LIMITED, the Purchasers)

herein in the presence of)

1. P. R. Dalmi sole

2. Boori

Managing Director

RECEIVED FROM the withinnamed)

Purchaser a sum of Rs.2.00 lacs)

(Rupees Two lacs) being the)

consideration money payable by)

the Purchaser to me.)

Ram Nath Puri

Boori
Industrial Chemists & Adhesives

Witnesses:

P. R. Dalmi sole

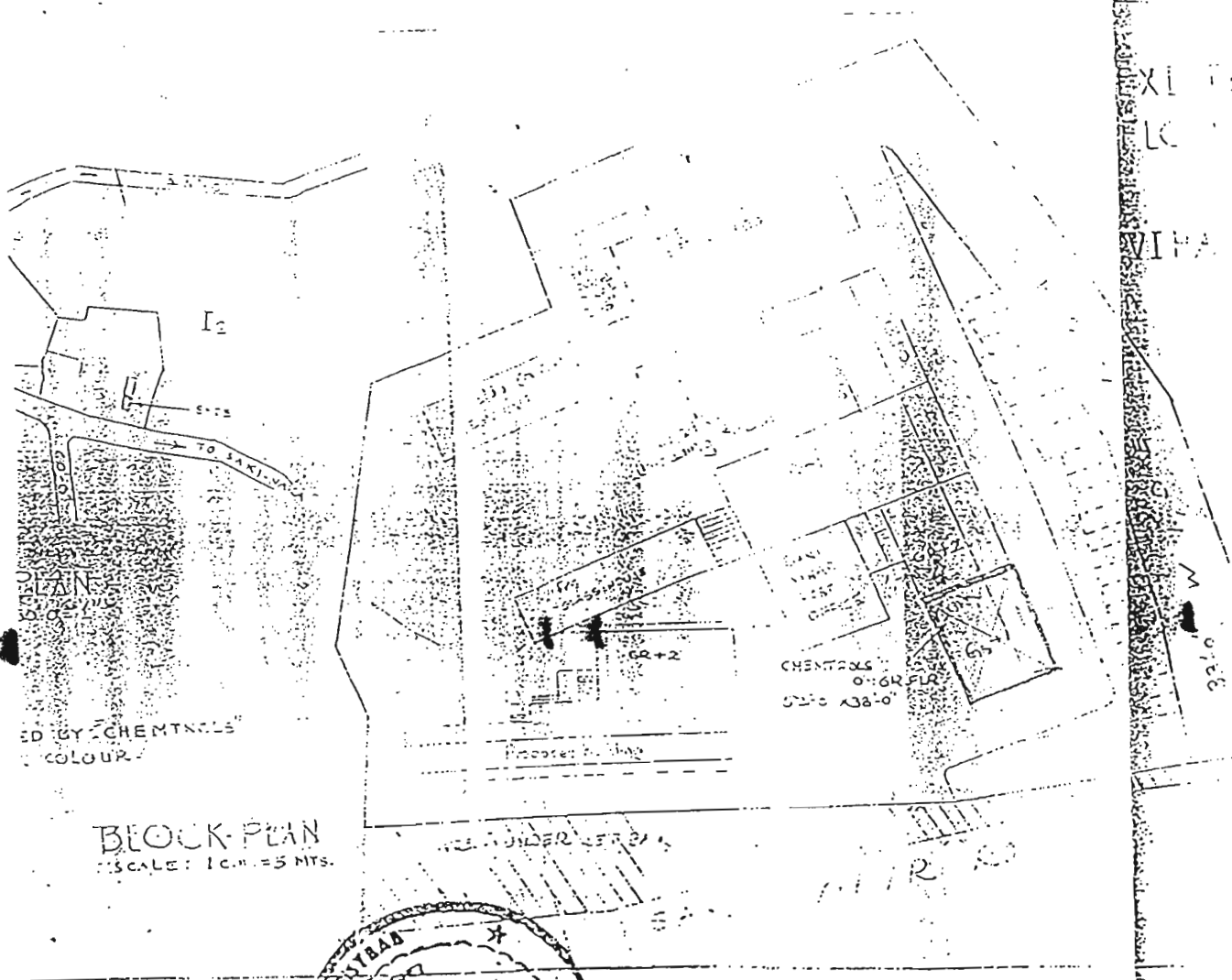
Boori

I say received

Ram Nath Puri

VENDOR

Rs.2.00 lacs

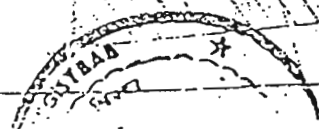


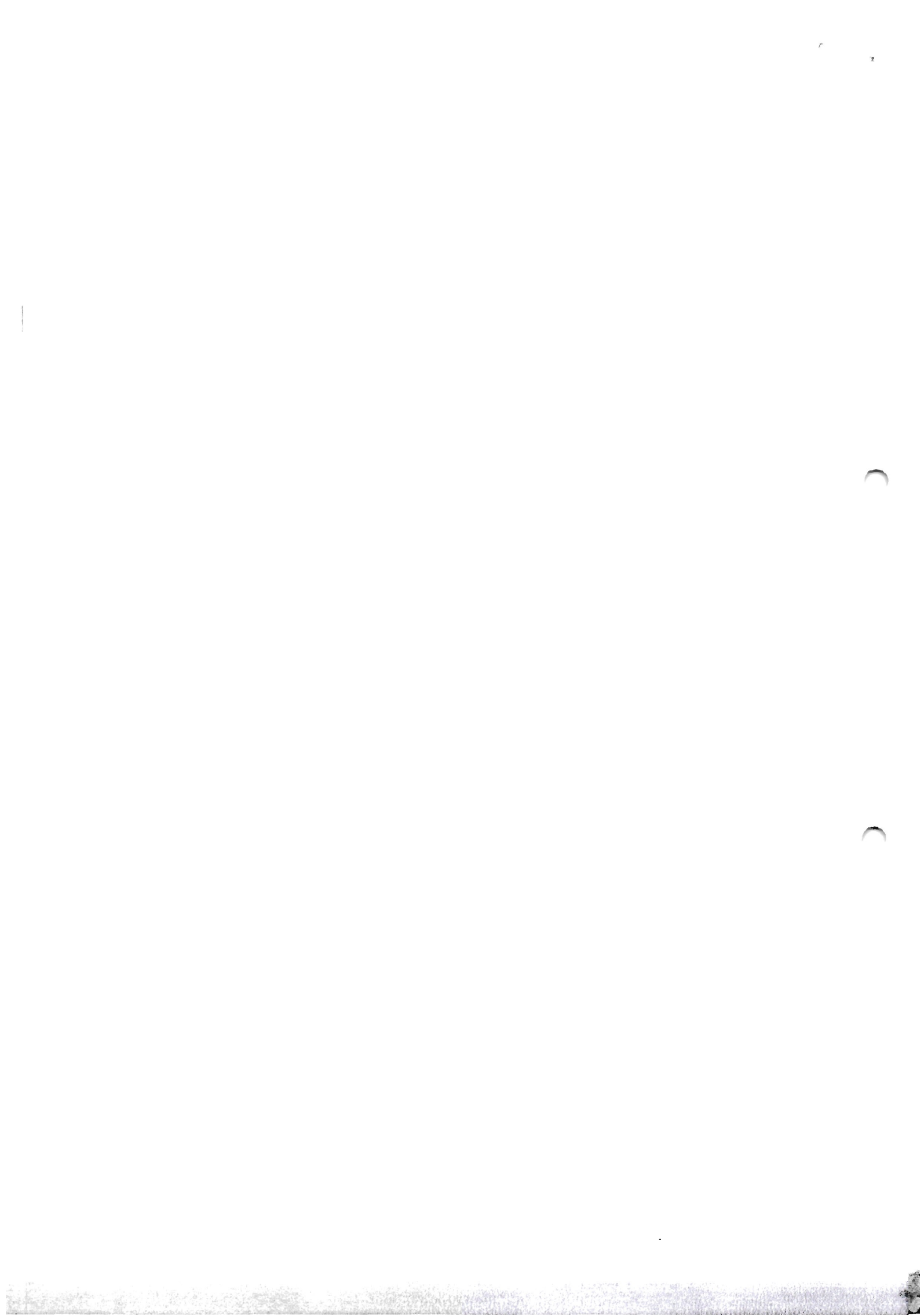
BLOCK PLAN
SCALE: 1 CM = 5 MTS.

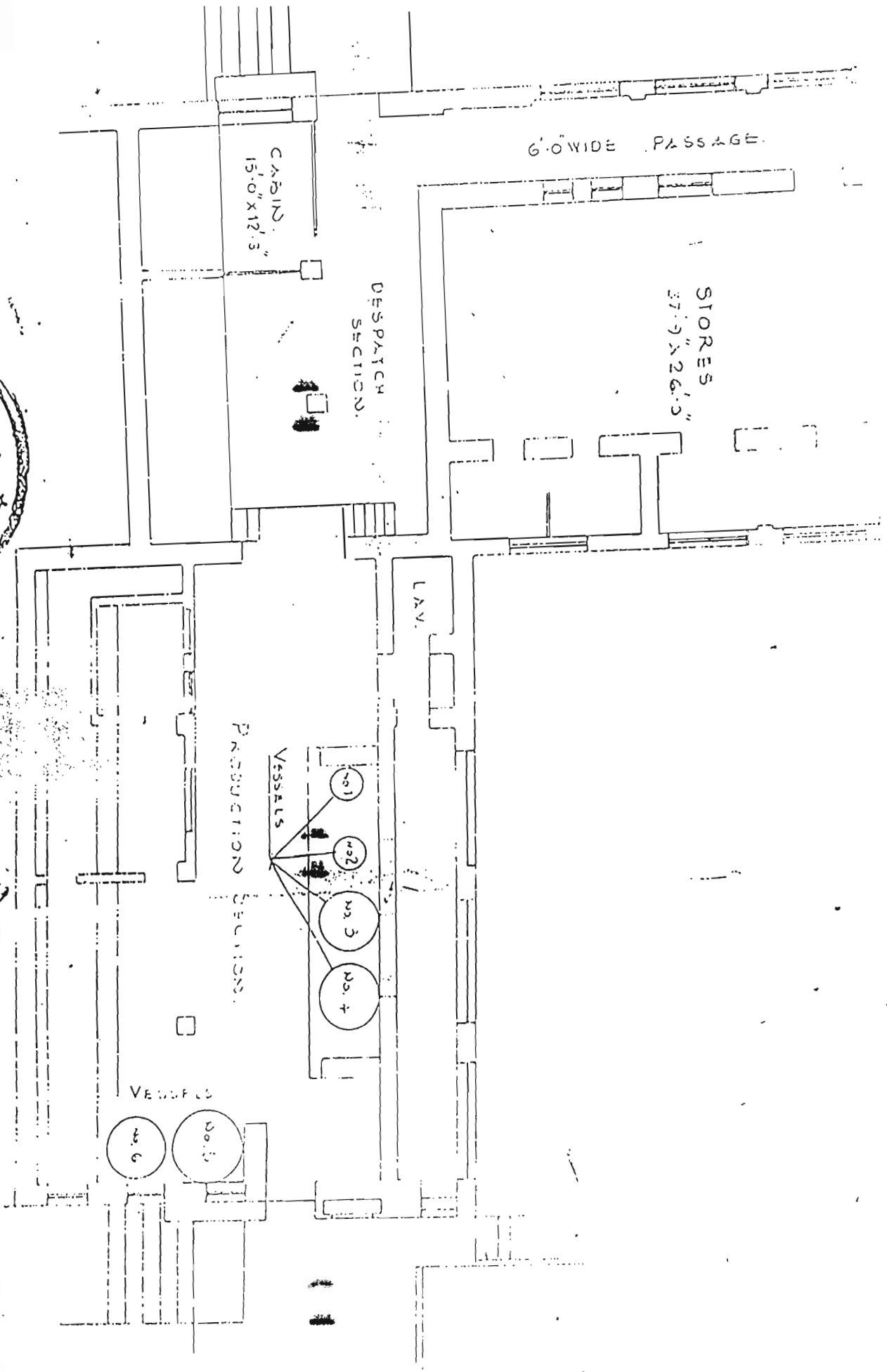
PLANNING FOR CHEMICALS
AT AMAR-HILL, SAKI
RD. POWAI, BBA-72

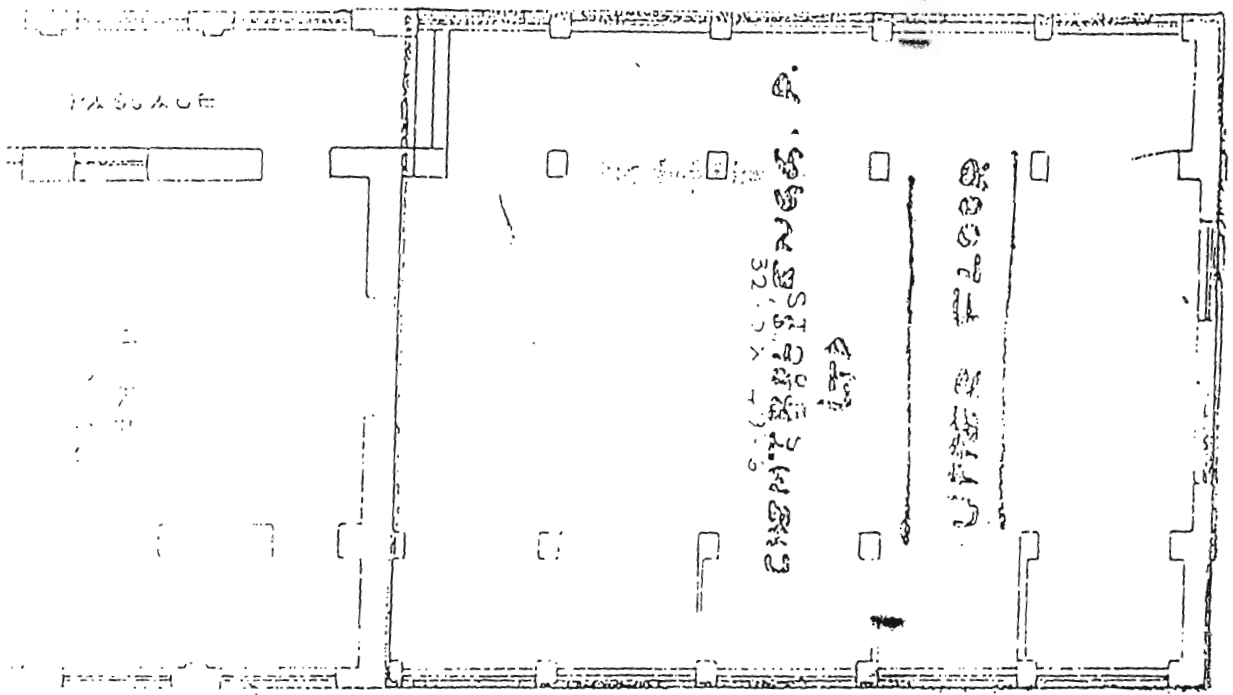
for Chemicals
Ravi Manoj
11/12/84
Managing Director

STREPTATIL BARCHAFILIA
Lic No 12/85
M/S. PATIL & ASSOCIATES
ARCHITECTS & DESIGNERS
B-10, ANAND NAGAR, BLDG
POWAI, BBA-72, MUMBAI-400072









Room Identification
 Reference: *[illegible]*
 Address: *[illegible]*
 21/12/84

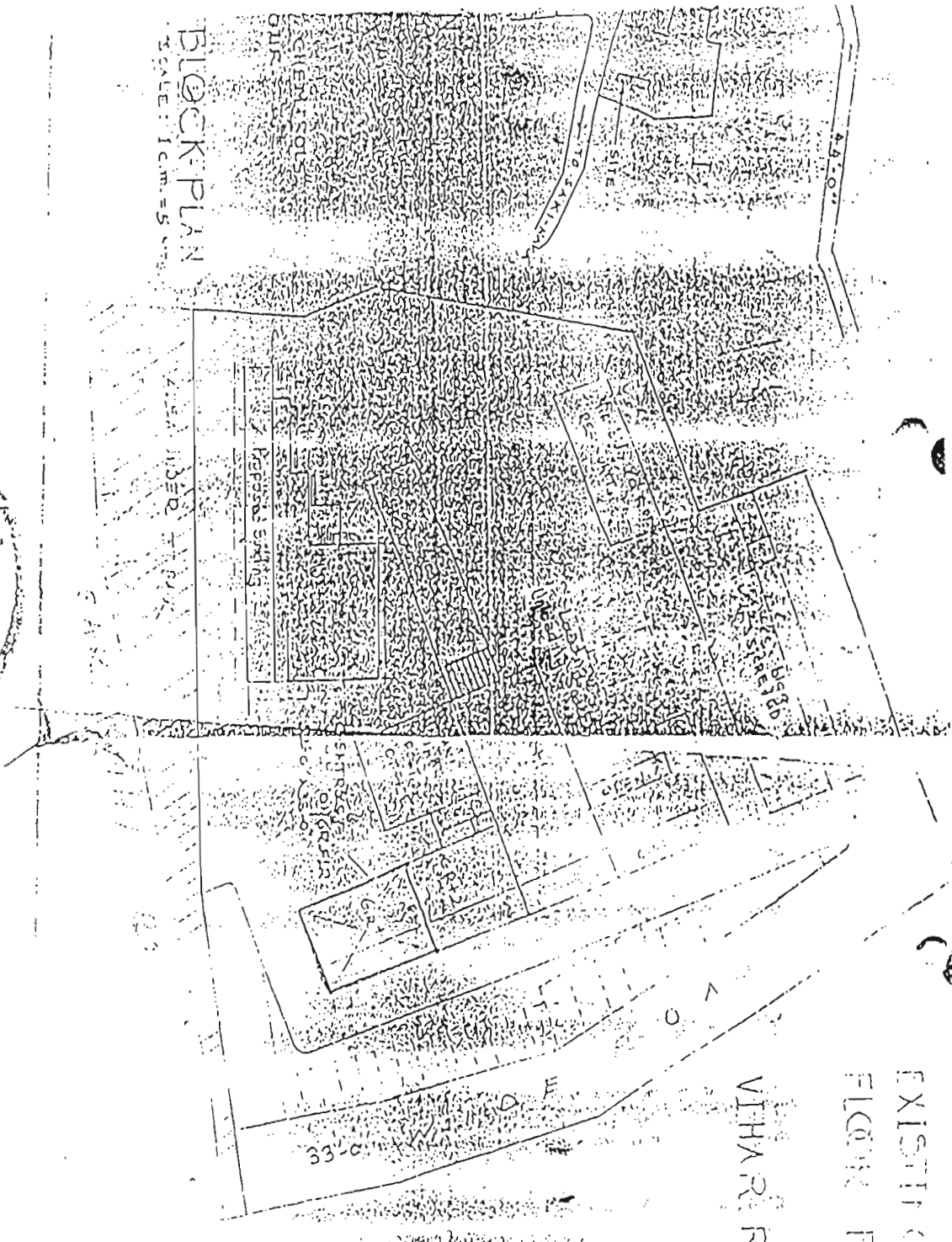
[Signature]
 21.12.1984

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BLOCK PLAN

SCALE: 1 cm = 5 m

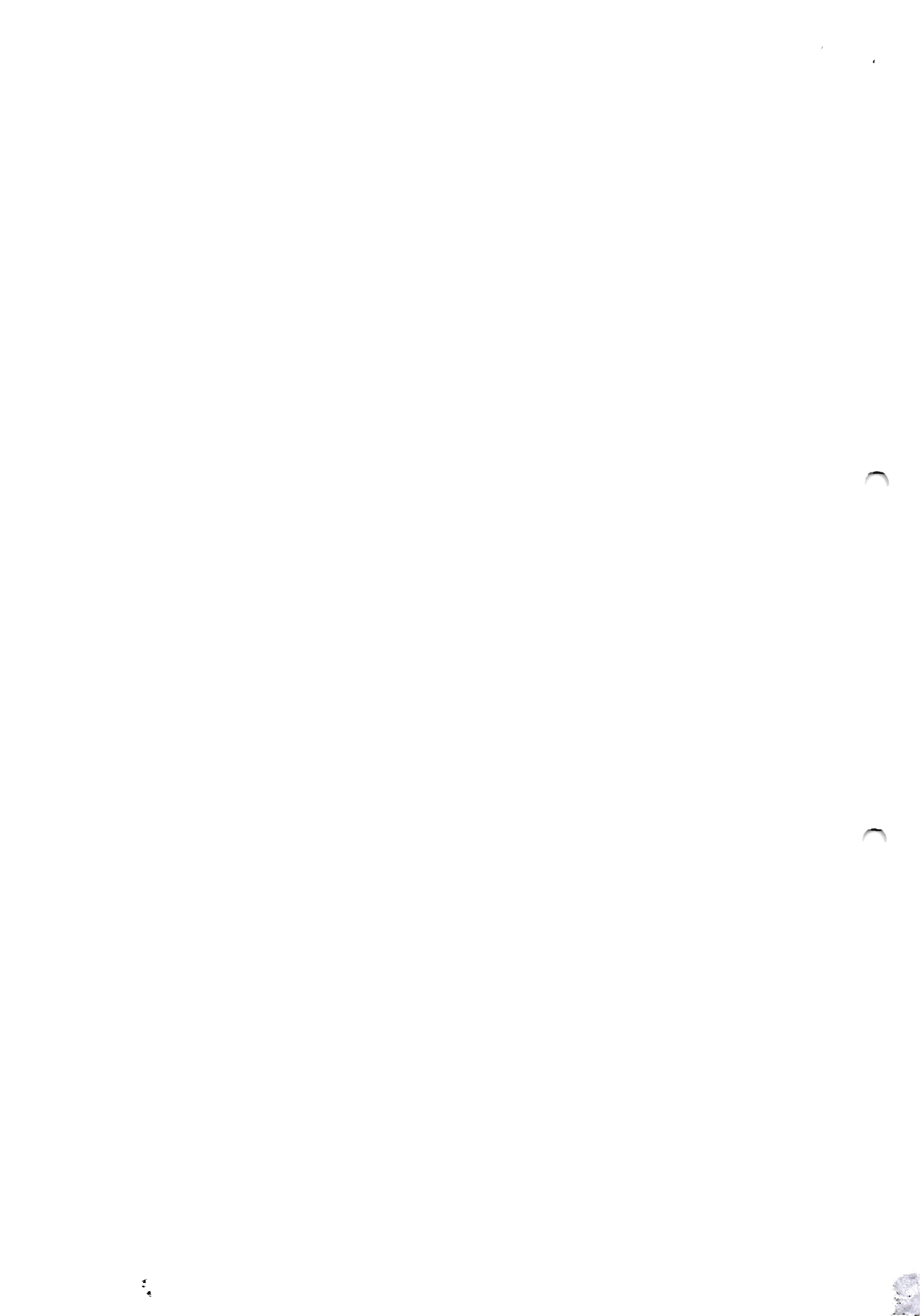


EXISTING...
FIGURE...
VIHAR RD. DOWNTOWN

AMAR-HILL SAKH...
M/S. PATIL & ASSOCIATES
ARCHITECTS & DESIGNERS

Ravi Varma

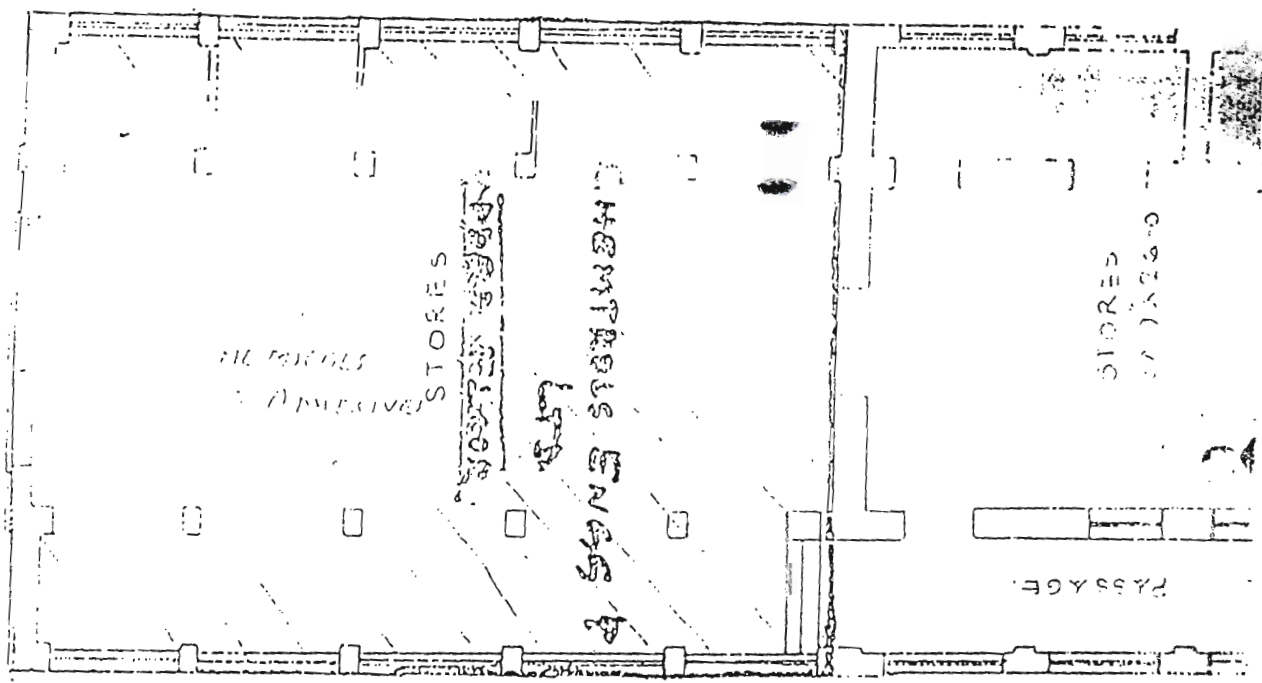
Architect Director

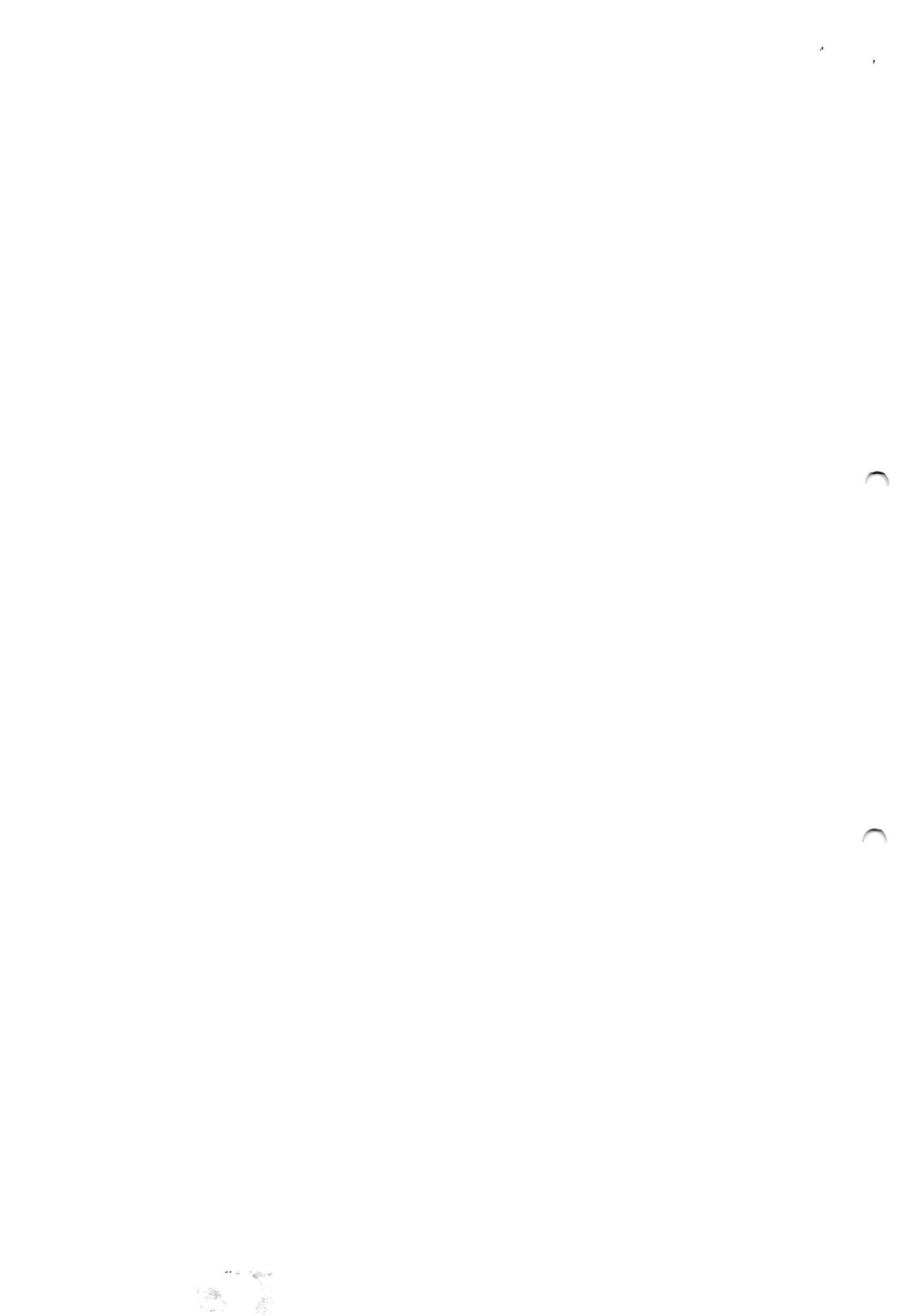


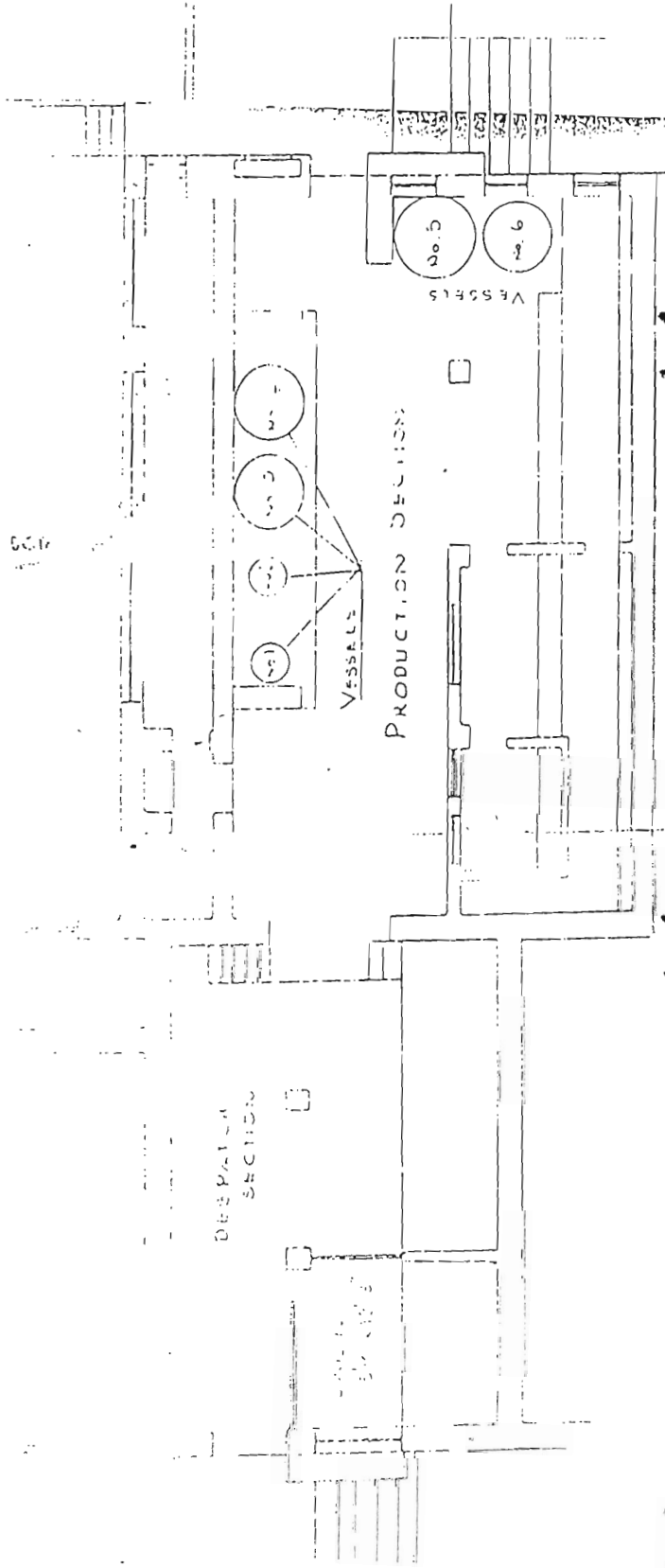
Room Manifest
Proficiency Industrial
Chemicals & Additives

21/12/84

[Handwritten signature]
21/12/1984







MACHINE LAY-OUT PLAN
 OF
 GUM FACTORY

AMAR HILL, POWAI, BOMBAY 72.
 SCALE: 1" = 6'0"

क्रमांक संख्या ४८७२/०४
 सन १९९४ चे डिसेंबर
 पे २१ साखेस ३ प ०
 धर्मदा सुकर

Engineering (Pvt.) Ltd.
 Managing Director.
 सहायक निदेशक, मुंबई

बाली विविधताभावी वीर धोमराव
 २०००-००
 खोटी वीर (वर्ग) २०-००
 १५-००
 एकूण २०३५-००

सहायक निदेशक, मुंबई

१) श्री रामनाथ पुरी, वय ४५, व्यापा, २० अमराविका
 सुगा वित्त, ०५३, सागर विहार २३, मुंबई ४०२
 जेणेकरून ३०/१२/९४ मध्ये २०१-डी नं. २००७२२२
 उपरोक्त, २० २०२ मंगळ मंडळ २०१२ २३ वी २३.५०
 स. ३५२२२२ वीर वित्त इतिहास करिता

वस्तुधेय करून देण्यात
 तयारकित्त करून देण्यात
 वस्तुधेय करून देण्यात
 नियम करितेत.

१) Ram Nath Puri

[Signature]

२) श्री स. गे. वरुण, वय ५५, २३

सहायक निदेशक यांच्या धोमराव
 वीर धोमराव ते वरुण वस्तुधेय
 करून देण्यात येत. थोडक्यात
 वस्तुधेय करून देण्यात येत व त्याची
 वस्तुधेय देण्यात.

[Signature]

सहायक निदेशक, मुंबई

ला. २९/१२/००

~~9.7.57~~
~~Plan~~
~~Copy~~
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2-30 A
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1.6.57
R. C. 5602/57
RKG

DATED THIS 21ST DAY OF MARCH

SHRI RAM NATH PURI

TO

CHEMTROLS ENGINEERING (PVT.) LTD.

CONVEYANCE

~~Copy~~
2/18/2006

200001
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2025

M/s Dalmia & Co.,
Solicitors,
409, Gundecha Chambers
Medows Street,
Bombay-400 022.

21/11/57





श्री. राजेंद्र प्रसाद मजूमदार

राजेंद्र प्रसाद मजूमदार

क. १६०२. राजेंद्र प्रसाद मजूमदार



राजेंद्र प्रसाद मजूमदार

सत्यमेव जयते

(मजूमदार)

