for frime products Virwani Industrial Premises Co- Op Society Ltd.

Regn. No. BOM/GEN/P & R/ 1626/81 of 24-04-81 GST No. 27AAAAV2171Q1ZO Western Express Highway, Goregaon (East), Mumbai-400 063.

Shr./Smt. Smt. Anita T. Desai & Tarun M. Desai

125 BILL NO.

Area:

987 sq. ft.

Date of Bill: 01-04-2018

GST No. :

Gala No.

: A-33

BILL FOR THREE MONTHS ENDED: JUNE'2018

Please pay proportionate share of taxes and other expenses provisionally as under:

Sr.No.	Particulars		Amount
	PART A		
1 2	B M C Tax		4,702.00 1,481.00
3	Water Charges Common Electricity Charges		450.00
		Total Rs. (A):	6,633.00
	PART B		
1	Reserve Fund		419.00
2	Sinking Fund (Bill)		178.00
3	Other Service (Non Occupancy Charges)		2,961.00
4	Parking Charges		900.00
	* .	Total Rs. (B):	4,458.00
		SGST @ 9%	401.00
		CGST @ 9%	401.00

Total:

Arrears as on date of Bill:

0.00

Total:

11,893.00

11,893.00

Credit Balance as on date of bill :

0.00

Total Amount Now Due And Payable:

11,893.00

RUPPES ELEVEN THOUSAND EIGHT HUNDRED NIMETY-THREE AND ZERO PAISE ONLY

PLEASE NOTE:

- 1. Bill should be paid before 25th of every quarter by A/c Payee cheque
- 2. Interest will be charged @ 21% p.a. for delayed payment (as per bye law No.71)
- 3. NEFT Details: Bank Name: Bharat Co Op Bank Ltd, Goregaon (E) Branch, A/c Name: Virwani Ind. Prem. Co.Op. Soc. Ltd, IFSC Code: BCBM0000004. A/c No.000314100008256
- 4. Please write your Gala No. in the mail (virwanimanager@yahoo.co.in) when transferring through NEFT.

For Virwani Industrial Premises Co- Op Society Ltd.

A-33

E. &. O. E.

Hon. Treasurer/Hon. Secretary/Chairman

CERTIFICATE No.

133

VIRWANI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD

(Regn. No. BOM/GEN P & R/1626 of 24-4-81)
\ mani Industrial Estate, Western Express Highway, Goregaon East, BOMBAY-400063.

Authorsed Capital Rs. 17,00,000/-Divided into 34,000 SHARES of Rs. 50/- each

Register Folio No. 128

THIS IS TO CERTIFY that the person (s) / Firm / Company named in this CERTIFICATE is are the registered Holder (s) of the within mentioned Share (s) bearing the distinctive number (s) herein specified in the above Co-operative Society subject to the Maharashtra State Co-operative Act 1960, Maharashtra Late Co-operative Societies Rule 1961 and the Bye-laws of the Virwani Industrial Premises Co-operative Society Ltd. and that the amount endorsed hereon has been paid up on each such Share.

SHARES each of Rs. 50/-, fully paid up.

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Name (s) of Holder (s)	SHRI DATTATRA	TIV AYA	HAL GHAD	I
No. of SHARES held	(FIVE)_ (in words)			(5) (in figures)
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ON BOMBAY-		., -	Jago	nairman)
EAL T	SOCIETY)		(T.	reasurer)

MI-MORANDUM OF TRANSFERS OF SHARES MUNITONED OVERLEAF

		OVERTEAR				
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16/07/2003

दरतऐवजाचा अनुक्रमांक

वदर2 - 05068 -2003

वरता ऐवजाचा प्रकार

करारवामा

शावर करणाराचे वाचः अवीता हो। वेसाई

(15年)

नोटणी की

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दय्यंमे निबंधक

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मरलेले मुद्राक शुलक: 173500 क.

बोरीवली । (मालाड)

पाडाराष्ट्र राज्य , सैनिक कल्याण विभाग ध्वजदिन निधी २००२ (७ डिसेंबर २००२ ते ३० नोव्हेंबर २

राक्त रुपये १०० /- ध्वजंदिन निधीस देणगीः टीप. - आयकर कायदा, १९६१ मधील कलम ८० (जी देणमी दिलेली रानाम ही आयकरातून मुक्त करण

No. **023276**

ANSFERABLE 199 सनासं केहेह्न्या प्रदानाची पावती PAYMENT TO GOVERNMENT

रोखपाल वा लेखापाल Cashier or Accountant



DEED OF TRANSFER

THIS DEED OF TRANSFER is made at Mumbai this 4714 day of in the Christian Year Two Thousand Three

Between

M/S. GENIUS INDUSTRIES a Sole Proprietory Concern of Mrs. Kala Ashok Sanklesha, residing at 489/A, Chunawala Building, 2nd floor J. S. S. Road, Mumbai – 400 002, hereinafter called "the Transferor" (which expression shall unless it be repugnant to the context or meaning be deemed to mean and include her, heirs, executors and administrators) of the One Part:

And

(1) ANITA TARUN DESAI and (2) TARUN MADHUKANT DESAI of Mumbai, Indian Inhabitants, residing at 9, Sagar Apartments, 33 Union Park. Khar, Mumbai – 400 052, hereinafter called "the Transferees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the Other Part:

Les A Clist

shareholder of Virwani Industrial Premises Co-operative Society Ltd., a society registered under the Maharashtra Co-operative Societies Act, 1960 under No.BOM/GEN/P&R/1626 of 24-4-81 (hereinaster referred to as "the said society") having its Registered Office at Virwani Industrial Estate, Western Express Highway, Goregaon (East), Mumbai – 400 063, holding five fully paid up shares of Rs.50/- each, in all aggregating to Rs.250/- bearing distinctive Nos.656 to 660 (both inclusive) vide Share Certificate No.133 (hereinaster referred to as "the said shares") and incidental thereto was seized and possessed of and well and sufficiently entitled to Gala No.33-A on the First floor admeasuring about 987 sq. ft i.e. 91.69 sq. mtrs built-up (hereinaster referred to as "the said Gala") in building A of the said society;

- (b) the said Gala and the said shares are hereinafter for brevity's sake referred to as "the said premises";
- by an Agreement for Sale made and executed at Mumbai on January, 1992 between the said Dattaraya Vithal Ghadi (therein called "the Vendor") of the One Part and M/s. Aqmar Paper Industries a Partnership Firm (therein called "the Purchaser") of the Other Part, the former sold and transferred in favour of latter the said premises for the consideration and on the terms and conditions therein mentioned;
- (d) By an Agreement for Sale made and executed at Mumbai on 28th March, 1994 between M/s. Aqmar Paper Industries (therein called "the Vendor") of the One Part and the Transferor herein (therein called "the Purchaser") of the Other Part, the former sold and transferred in favour of the latter the said premises for the consideration and on the terms and conditions therein mentioned.
- (e) the society transferred the said premises in the name of the Transferor on 23rd July, 1994.
- the Transferor is the member and registered shareholder of the said society and is seized and possessed of and well and sufficiently entitled to the said premises;
- the Transferees approached the Transferor and requested the Transferor to sell and transfer the said premises together with all the rights, benefits and privileges attached thereto unto and in favour of the Transferees free from all encumbrances;
- (h) pursuant to the negotiations, the Transferor has agreed to selltransfer and assure in favour of the Transferees and the Transferor the said premises, free from all encumbrances at the total consideration of Rs.14,00,000/- (Rupees Fourteen Lattern and conditions set out hereinafter;

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED
DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES 447-3

The Transferor hereby sells and transfers and the Transferor Services the said shares bearing Nos.656 to 660 vide S

Mumbai - 400 063, more particularly described in the Schedule hereunder written and all the rights and benefits acquired by the Transferor in the said premises together with the benefits of deposit money, sinking fund and the value of the said shares standing to the credit of the Transferor in the books of the society for the total consideration of Rs.14,00,000/- (Rupees Fourteen Lacs Only).

- 2. The Transferees have paid to the Transferor the sum of Rs.14,00,000/- (Rupees Fourteen Lacs Only) on or before the execution of these presents being the full and final consideration in respect of the said premises as per the particulars mentioned in the receipt clause (the payment and receipt whereof the Transferor hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferees forever]. It is agreed that the entire payment for the purchase of the said premises has been made by Transferee No.1 Anita Tarun Desai and the name of Transferee No.2 Tarun Madhukant Desai has been added for the sake of convenience only.
- 3. The Transferor hereby covenants with the Transferees that notwithstanding any act, deed, matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferor made, done, committed, omitted or knowingly suffered to the contrary the Transferor has herself good right, full power and absolute authority to sell the said premises in favour of the Transferees and that her ownership thereof is valid and subsisting in law for all purposes and in all respects and that neither the Transferor nor any one on her behalf has done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the said premises may be rendered void or voidable for any reasons or on any count.
- 4. The Transferor hereby declares that: -
 - (a) the Transferor alone is the absolute owner of the said premises including the rights and benefits attached thereto and no one else has any right, title or interest in the said premises.
 - (b) the Transferor has not availed of any loan from any bank, financial institution or from any other person/s against the said premises;
 - the said premises is not attached either before or later the Judgment or at the instance of any Taxation Avithorities of any Authorities and the Transferor has no undertaking to the Taxation Authorities so as not to deal with or dispose off the Transferor's right in the said premises and the Transferor is fully competent and entitled to transfer the said premises to the Transferees;
 - (d) the said premises is not subject to any charge encumbrances, liability, litigation, adverse claim or lispendens and prior to the execution hereof the Transf has not entered into any Agreement for sale, lease, leased licence, tenancy, mortgage or otherwise in respect the said premises:

दर-

- the Transferor will at the request of the Transferees whenever required do and execute or cause to be done and executed all such acts, deeds, things and documents for more perfectly assuring the said premises, deposit money and all the benefits attached thereto in favour of the Transferees;
- (g) there are no insolvency proceedings pending or contemplated against the Transferor.

Relying upon the aforesaid declarations and representations of the Transferor and believing the same to be true and correct, the Transferees have purchased the said premises.

- Transferees indemnified, saved, defended and harmless against all claims, demands, actions, proceedings, costs and expenses that the Transferees may suffer or incur on account of any claim or demand made or raised by any person or persons in respect of the said premises.
- The Transferees shall and will at all times hereafter peacefully and quietly occupy and possess the said Gala without any interruption, claim or demand whatsoever from the Transferor or any person or persons lawfully or equitably claiming by, from, under or in trust for the Transferor.
- 7. The Transferor hereby gives an irrevocable consent for transfer of 3 phase electric meter in the said Gala in favour of the Transferees.
- The Transferor hereby declare that all the municipal taxes, water charges, electricity charges and other outgoings in respect of the said Gala as also all moneys due and payable to the society have been paid by the Transferor upto the execution of these presents and the Transferor has performed and observed all the rules, regulations and bye-laws of the said society. The Transferor hereby indemnifies and keeps indemnified the Transferees against all such payments by the Transferor in respect of the said Gala due till the date of these presents (whether demanded or not) and if any such amount is recovered from the Transferees relating to the said premises in respect of the period prior to the execution of these presents, the same shall be made good by the Transferor.
- 9. The Transferees hereby agree as follows: -
 - (a) to become members of the said society and to abide by and observe all the rules, bye laws of the society and
 - to pay all the outgoings regularly including the municipal taxes, water charges, electricity charges etc. in respect of the said Gala that may become due and payable from the date of these presents.
 - 10. Simultaneously on the execution hereof, the Transferor has delivered to the Transferees the peaceful and vacant possession of the said Gala free from all encumbrances
 - The Transferor has also handed over to the Transferees necessary of the Share Certificate No.133 and all other documents in relation to the said and all other documents in relation to the said of th

13 The stamp duty and the registration charges, if any, on these presents shall be borne and paid by the Transferees alone.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

GALA NO.33-A admeasuring about 987 sq. ft. equivalent to 91.69 sq. mtrs built-up on the First floor of building. A of the Virwani Industrial Premises. Co-operative. Society. Ltd., Virwani Industrial Estate, Plot bearing C.T.S. No. 62..., Western Express Highway, Goregaon (East), Mumbai – 400 063 situate at Plot No. 5 & 6 A, Survey No- 20 Hissa No – 7 (part), S.No. 7 Part & 8 Part, Village Dindoshi, Goregaon Taluka, Borivli, M. S. D.

RECEIVED of and from the withinnamed Transferees the sum of Rs.14,00,000/- (Rupees Fourteen Lacs Only) as per details mentioned below, being the full and final consideration paid by them to me under these presents.

Pay Order	Date	Bank	Amount
029939	04/07/2003	Carin Boncof	
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WITNESSES:

13. The stamp duty and the registration charges, if any, on these presents shall be borne and paid by the Transferees alone.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

GALA NO.33-A admeasuring about 987 sq. ft. equivalent to 91.69 sq. mtrs built-up on the First floor of building A of the Virwani Industrial Premises Co-operative Society Ltd., Virwani Industrial Estate, Plot bearing C.T.S. No. 62, Western Express Highway, Goregaon (East), Mumbai – 400 063 situate at Plot No. 5 & 6 A, Survey No- 20 Hissa No – 7 (part), S.No. 7 Part & 8 Part, Village Dindoshi, Goregaon Taluka, Borivli, M. S. D.

SIGNED AND DELIVERED by the withinnamed Transferor M/S. GENIUS INDUSTRIES of Mrs. Kala Ashok Sanklesha in the presence of)))	frala	A.	Sani
SIGNED AND DELIVERED by the withinnamed Transferees (1)ANITA TARUN DESAI (2)TARUN MADHUKANT DESAI in the presence of TARUN J.S. 14014)	Arrita-	T. De Jeran	sai

RECEIVED of and from the withinnamed Transferees the sum of Rs.14,00,000/- (Rupees Fourteen Lacs Only) as per details mentioned below, being the full and final consideration paid by them to me under these presents.

Pay Order	Date		rder Date Bank		Amount		
029939	04	(0)	2003	Conion Bours	1400000)=		
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VIRWANI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

Virwani Ind Estate, Western Express Highway, Goregaon (East), Mumbai - 400 063. (Reg. No. BOM/GEN/P & R/1626/81 of 24-4-81)

et No. 5/2003-2004

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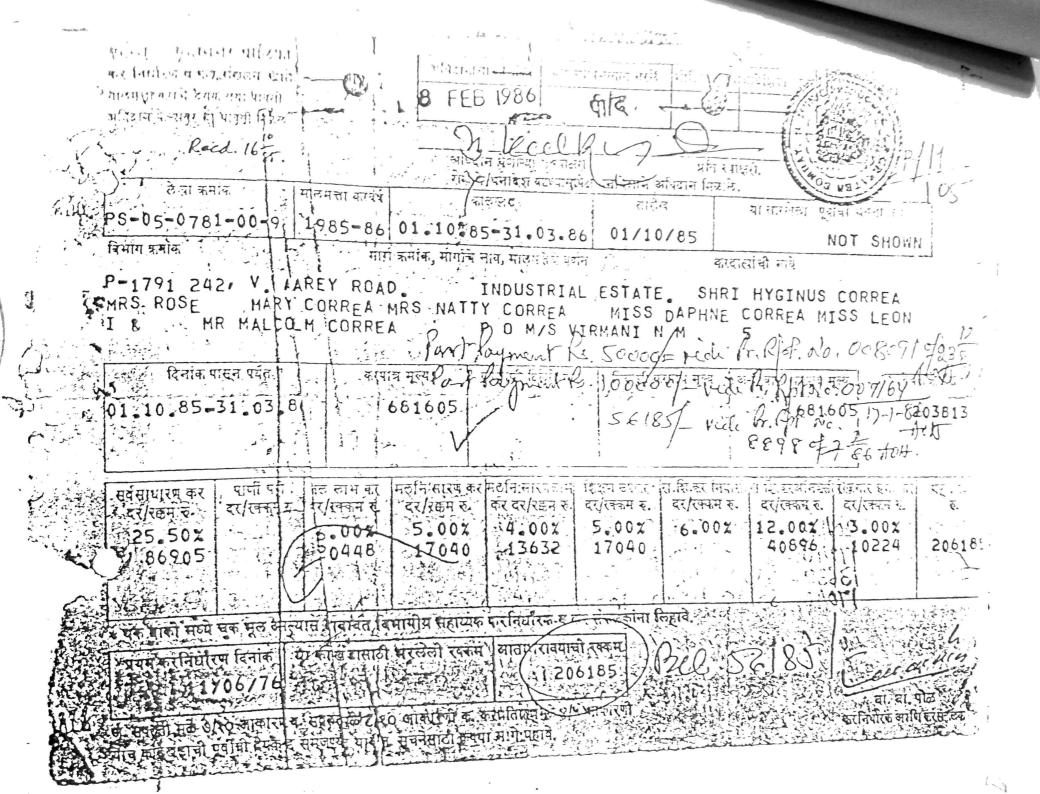
Date: 8-7.2003

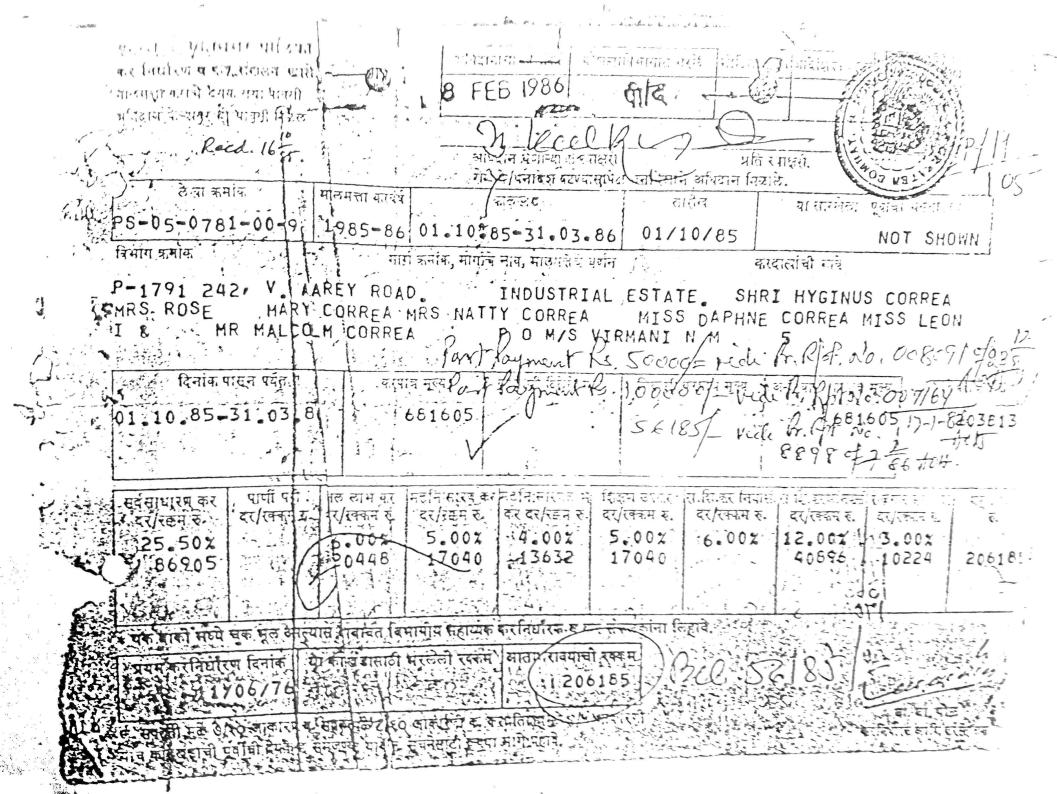
This is to certify that VIRVANI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD 13 a Registered Society with the Register of Societies, and the Registration No is BOM/GEN/P & R/1626 Dated 24-4-1981

to register the transfer-document of the Gala No

For Viirwani Endustrial Premises Co-Op Society Ltd

Hon. It secretary



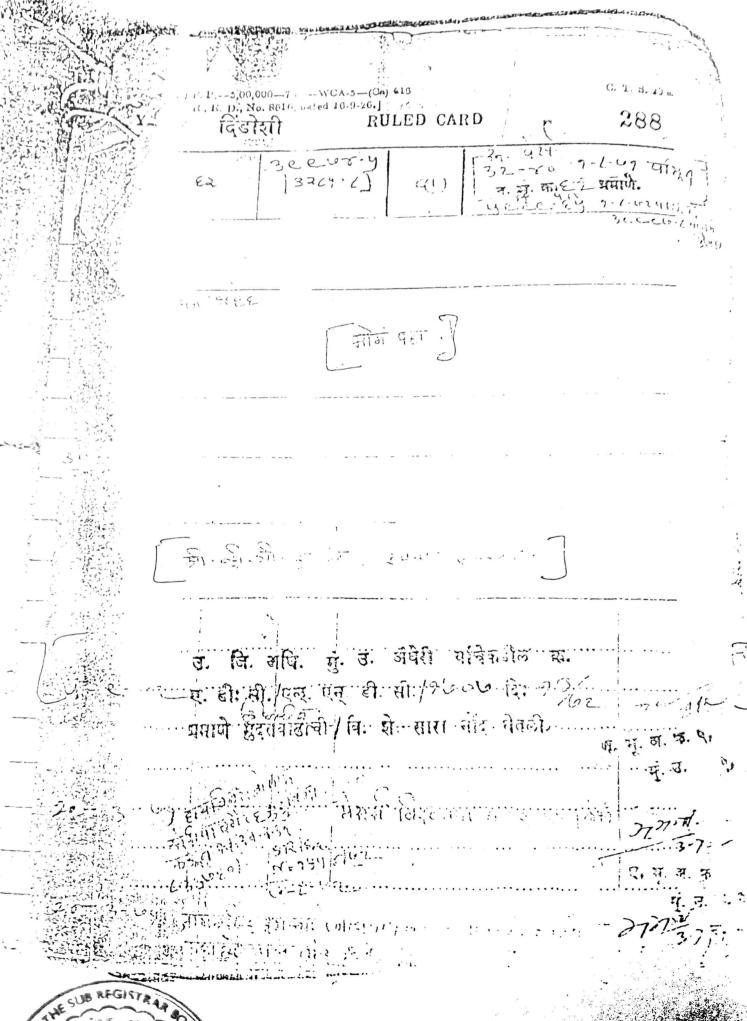


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TRUE CUPY

FOR Pleasing Industrial Co-cp. 101 - .

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द्य्यम निबंधकः . 2003

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वदर2

दस्त क्र 5068/

ज्ञमांक :

5068/2003

इस्ताचा प्रकार:

करारनामा

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नव अनीता टी. देसाई

द्र घर/फ्लंट नः 1 - न्या रस्ता

इस्टरांच नाव सागर अपार्टमेन्ट

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प्ताः घर/फ्लॅट नं: 489/ए, गर्ल्ला/रस्ताः जे. एस. रोड

इंनारतीचे नावः चुनावाला बिल्डींग

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हहर, गाव:-

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पक्षकाराचा प्रकार

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लिहून घेणार

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लिहून देणार

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सही Kala A. Sanklesha



वदर--

