



Friday, March 18, 2016
8:14 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2065 दिनांक: 18/03/2016

गावाचे नाव: लोअर परेल
दस्तऐवजाचा अनुक्रमांक: बबई3 -1816-2016
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: रामकृष्ण आवा गावडे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 640.00
पृष्ठांची संख्या: 32

DELIVERED

एकूण:

रु. 30640.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
8:32 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

वाजार मूल्य: रु.18374524 /-
भरलेले मुद्रांक शुल्क : रु. 919000/-

मोबदला: रु.13000000/-
सह दुय्यम निबंधक
मुंबई शहर क्र. ३

- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007831761201516M दिनांक: 18/03/2016
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु 640/-

Certified True Copy

DELIVERED



[Signature]
6/4/16

RAKESH P. DOGA
B.Com., LL.B.

Advocate High Court,
Notary Government of India
8, Kondaji Bldg. No. 3,
Behind Tata Hospital, Parel,
Mumbai-400 012.



गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.13,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.18,374,524/-
(4) प्र-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	159, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं 115(ए2), माळा नं: 1 ला मजला, इमारतीचे नाव: शाह आणि नहार ईडसट्रीयल प्रीमाईसीस सी एम सीमीटिड, ब्लॉक नं: धनराज मील कंपाउंड सोवर परेल पश्चिम मुंबई 400013, रोड : सीताराम जाधव मार्ग 75.74 चौ.मीटर
(5) क्षेत्रफळ	
(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:- रमनी रंजन चव्हाण ;वय: 46; पत्ता :-प्लॉट नं: 1308/ए, माळा नं: , इमारतीचे नाव: ओबेरॉय पार्क व्यु, ब्लॉक नं: ठाकूर सिनेमाच्या मागे, रोड नं: २ विलेज, महाराष्ट्र, मुम्बई. पिन कोड:- 400101 पॅन नंबर:- ABYPC4679E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2) नाव:- रंजन गजानन चव्हाण ;वय: 56; पत्ता :-प्लॉट नं: 1308/ए, माळा नं: , इमारतीचे नाव: ओबेरॉय पार्क व्यु, ब्लॉक नं: ठाकूर सिनेमाच्या मागे, रोड नं: २ विलेज, महाराष्ट्र, मुम्बई. पिन कोड:- 400101 पॅन नंबर:- AACPC8058J
(9) दस्तऐवज करून दिल्याचा दिनांक	08/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	18/03/2016
(11) अनुक्रमांक,खंड व पृष्ठ	1816/2C16
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.919,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	
1)नाव:- रामकृष्ण आबा गावडे ; वय:45; पत्ता:-प्लॉट नं 27, .. मुरलीधर निवास, गांधी चौक दादर नायगाव, एस एस वाघ रोड, दादर, MAHARASHTRA MUMBAI, Non-Government. पिन कोड:- 400014; पॅन नं:- ADGPG3822K;	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



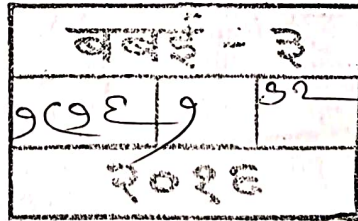


महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2015

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक _____
2. सादरकर्त्याचे नाव :- RAMKRISHNA ABA GAWADE
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- LOWER PAREL
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 159
6. मूल्य दरविभाग (झोन) :- 12 उपविभाग 91E
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी.दर :- 120800/- 294800/- _____
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 75.74 कारपेट/विल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
10. मजला क्रमांक :- 1st Floor उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 1985 घसारा :- 30%
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यामध्ये दिलेली घट / वाढ
14. लिख अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- _____
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- _____
3. कालावधी :- _____
15. निर्धारित केलेले बाजारमूल्य :- 18374524/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 1,30,00,000/-
75.74 x 242600 =
17. देय मुद्रांक शुल्क :- _____ मुद्रांक शुल्क :- 919000/-
18. देय नोंदणी फी :- 30,000/-



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लिपीक



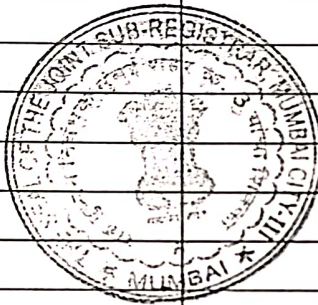
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सह दुय्यम निबंधक



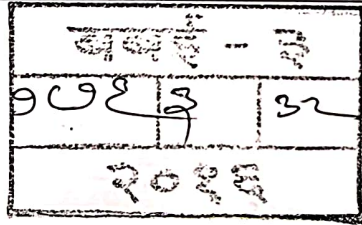


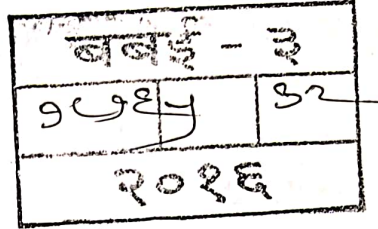
CHALLAN
MTR Form Number-6

IN MH007831761201516M		BARCODE		Date	04/03/2016-15:25:04	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty				TAX ID (If Any)			
Registration Fee				PAN No. (If Applicable)			
Office Name BBE3_JT SUB REGISTRAR MUMBAI CITY 3				Full Name		RAMKRISHNA ABA GAWADE	
Location MUMBAI				Flat/Block No.		UNIT NO 115/A2 1ST FLOOR SHAH AND	
Year 2015-2016 One Time				Premises/Building		NAHAR CSL	
Account Head Details			Amount In Rs.	Road/Street		DHANRAJ MILL COMPOUND S J ROAD	
30045501 Stamp Duty			919000.00	Area/Locality		MUMBAI	
30063301 Registration Fee			30000.00	Town/City/District			
				PIN		4 0 0 0 1 3	
				Remarks (If Any)			
				SecondPartyName=RAMNI RANJAN CHAVAN			
				AND RANJAN GAJANAN CHAVAN-			
				Amount In		Nine Lakh Forty Nine Thousand Rupees Only	
Total				949000.00		Words	
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.	
				02300042016030522216		317349666	
Cheque/DD No				Date		05/03/2016-19:30:48	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	





Mobile No. : Not Available





AGREEMENT FOR SALE

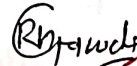
THIS AGREEMENT FOR SALE made and entered at Mumbai this 18th day of March, 2016, Between **MRS. RAMNI RANJAN CHAVAN & MR. RANJAN GAJANAN CHAVAN**, an adult, Indian Inhabitant of Mumbai, having address at 1308/A, Oberoi Park View, Behind Thakur Cinema, Thakur Village, Kandiwali (E), Mumbai. 4000101, hereinafter called **THE PARTY OF THE FIRST PART (TRANSFERORS / SELLERS)** which expression shall unless it be repugnant to the context or contrary to the meaning thereof mean and include his heirs, executors, administrators and assigns) of the **ONE PART**.

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AND

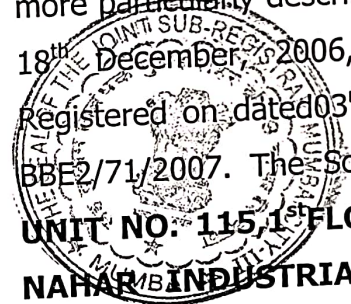
MR. RAMKRISHNA ABA GAWADE, also adult, Indian Inhabitant of Mumbai, having address at Room no. 27, Murlidhar Niwas, Gandhi Chowk, Naigaon Dadar, S.S. Wagh Road, Mumbai. 400014, hereinafter called **The Party of the Second Part (TRANSFEREE / PURCHASER)** (which expression shall unless it be repugnant to the context or contrary to the meaning thereof means and include his heirs, executors administrators and assigns) of the **OTHER PART**.

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WHEREAS:

By an Agreement for Sale dated of 18th December, 2006 executed BETWEEN M/s Unique Laminators herein referred to as the Vendor and MRS. RAMNI RANJAN CHAVAN & MR. RANJAN GAJANAN CHAVAN herein referred to as the purchasers and herein referred as the SELLERS / TRANSFERORS and purchased the **Unit No. 115, 1st FLOOR**, in the building known as **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.**, situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013**, (hereinafter referred as the said premises) admeasuring area of about **815 SQ. FT. (BUILT UP)** situated on plot bearing **C.T.S No. 159** at village **LOWER PAREL**, as more particularly described in the said Agreement for Sale dated 18th December, 2006, and has been duly stamped and Registered on dated 03rd January, 2007, under Registration No. **BBE2/71/2007**. The Schedule hereunder written and the said **UNIT NO: 115, 1st FLOOR**, in the building known as **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.**, is hereinafter referred to as the **"SAID UNIT"**.



a) The Co-Operative Society was formed & registered with By. Registrar of Society in the name of **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.**, situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013** having its Registration No. **BOM/W/GSL/(0)490** of 1988-89 (hereinafter referred to as **"THE SAID SOCIETY"**).

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(Signature)
(Signature)

b) The SELLERS have become the member of the said society and 5 (five) Shares of Rs.50/- each, amounting Rs.250/- of the said society, bearing Certificate No.397 entered in distinctive number from 2991 to 2995 (Both inclusive) were transferred and endorsed in his favour by the above said society. The SELLERS does hereby confirm that the said UNIT and Shares in the society are free from any encumbrances of whatsoever in manner and shall has no objection for the transfer of the said shares in favour of the party of the Second Part (Hereinafter referred to as "THE SAID SHARES").

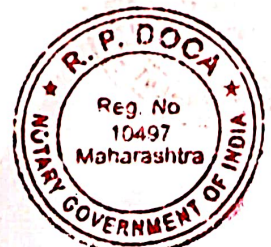


c) The Party of the first part is sole owner of the said **UNIT NO. 115, 1ST FLOOR** have absolute possession of the above said UNIT being and situated in **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.**, situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013**, admeasuring about **815 SQ. FT. (BUILT UP) AREA** situated on the land bearing **C.T.S.159**, and having all the rights to sell the above said UNIT.

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d) The party of the First Part have agreed to sell the said **UNIT NO.115** on the **1ST FLOOR**, in the building known as **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.**, situate at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013**, to the party of the

Handwritten signatures and notes in Marathi script.



Second Part (Transferee / Purchaser) for the total consideration of **Rs. 1,30,00,000/- (RUPEES ONE CRORE THIRTY LACS ONLY)**.

- e) Both the parties do hereby execute an Agreement for Sale being conveyance of the above said UNIT with required stamp duty payment as per Bombay Stamp Act.
- f) The party of the second part has agreed to purchase the said UNIT for a total consideration of **Rs. 1,30,00,000/- (RUPEES ONE CRORE THIRTY LACS ONLY)** and the party of the First part do hereby agreed to assign his rights, title and interest in the said UNIT and shares on the execution of this Agreement for Sale and on receiving the part consideration amount mentioned hereinabove and the Party of the Second Part do hereby occur the aforesaid UNIT and shares on terms and condition hereinafter appearing.



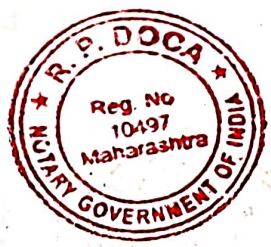
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The party of the First part does hereby assign and the party of the second part acquires the right, title and interest of the party of the First part on execution of this agreement for sale and on receipt of part consideration

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amount from the second part in respect of the aforesaid UNIT and shares in the said society.

The party of the First part who is the owner of the aforesaid UNIT and the shares on receiving the part consideration amount shall handover the possession of the

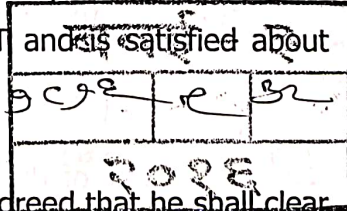
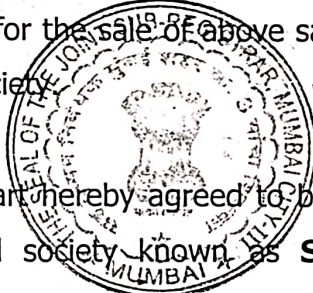


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said UNIT to the party of the second part, which he has seen inspected and found to be in perfect condition.

3. The party of the second part hereby declares and agreed that he shall make payment of the part consideration amount of **Rs. 30,00,000/- (RUPEES THIRTY LACS ONLY)**.
4. Balance amount of **Rs. 1,00,00,000/- (RUPEES ONE CRORE ONLY)** shall be paid by the PURCHASER to the SELLER within (30) thirty days from the execution of this Agreement by availing loan from financial Institution/Bank.
5. The party of the first part shall not ask for or demand or claims any further amount for the sale of above said UNIT and shares in the above society.
6. The party of the second part hereby agreed to become a member of the registered society known as **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.**, situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013** to abide by all and singular bye laws, rules and regulations adopted by it or which it may adopt from time to time. The party of second part has verified the documents of the UNIT and is satisfied about the same.
7. The Party of the first part hereby agreed that he shall clear all society charges including municipal taxes electricity bill



21.11.2025
P. M. J. (Signature)
R. P. DOCA (Signature)

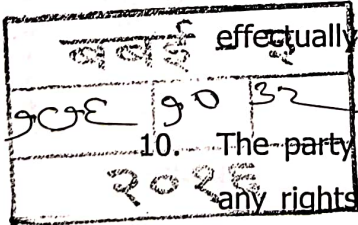


of BEST Energy, up-to date till the handing over the possession of the said UNIT. The party of second part **(TRANSFEEE/PURCHASER)** shall be liable to pay all society charges including municipal tax and Electricity Bill of BEST Energy etc. on and from the date of receiving the possession of the said UNIT.

8. The Party of the First part hereby declare and assure that he has not on or before the date of the Agreement mortgaged, transferred assigned or in any other manner encumbered or alienated his rights, title and interests in the said UNIT and shares. The SELLERS assured the Purchaser that the UNIT and shares are free from all encumbrances and defects in title of the party of the first part agreed to indemnify and compensate to the party of the second part for losses and damages incurred by him, if title of the said UNIT and shares are found defective or other person claiming for the same in whatsoever manner and that there is no litigation pending in any court.





The SELLERS has also agreed to sign all further papers, documents and form as shall be required for effecting transfer of the said UNIT and shares in the name and favour of the Purchaser, and more perfectly assuring and effectually.



SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD., for share allotment and



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other expenses, and shall not claim refund of any deposit and balance to his credit in the said society and with B.E.S.T.

11. The party of the first part agreed that the purchaser shall have right and authority to collect the original documents from department of registration.

12. The Party of the first part on receiving full and final consideration amount from the party of the second part shall hand over all the original documents, papers and deeds of the aforesaid UNIT to the party of the second part.

13. The party of the second part hereby agreed to observe and perform all the terms and conditions mentioned in this Agreement an stipulation conditioned therein on his part and pay to **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.,** situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013,** regularly the dues payable under the Bye Laws of the society including periodical ground rent, municipal taxes water charges, outgoing etc. in respect of the said UNIT and shall not with hold the same for any reason whatsoever, the party of the first part agreed to clear all the society dues and bills raised on him in respect of the said UNIT up to the date of handing over the possession of the said UNIT. The party of the second part shall pay his society charges on and from the date of

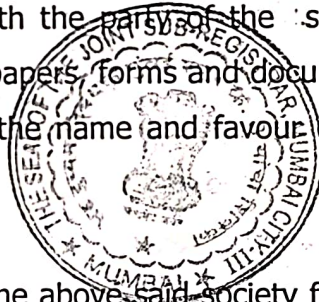


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the limit of the consideration herein reserved and received be liable to compensate indemnify and/or reimburse the party of the second part for the loss or damage which the said party of the second part may suffer sustain in this behalf.

15. Both the parties namely party of the first part and the party of the second part hereby agreed that on the full and final consideration amount herein received being resized by the party of the First part an application for the transfer of the ^{said}UNIT and shares in favour of the party of the second part shall, be made to **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.,** situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013,** The party of the first part agreed to co-operate with the party of the second part and sign all further papers, forms and documents to transfer the said UNIT in the name and favour of the purchaser.



16. Transfer charges payable to the above said society for the transfer of the above said UNIT and shares in name of the party of the second part (**TRANSFeree/ PURCHASER**) shall be paid and shared equally between both the parties.

17. The party of the second part does hereby agreed to pay stamp duty, registration charges, legal fees and other incidental expenses for this agreement for sale.

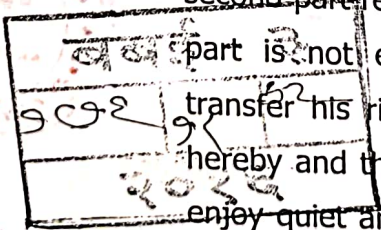
Handwritten signatures and names of the parties.

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receiving the possession of the said UNIT. It is agreed between both the parties hereto that the party of the second part shall not be liable to pay for any society dues outstanding against the SELLERS for the period prior to the date outstanding against the SELLERS for the period prior to the date of receiving the possession of the above said UNIT.

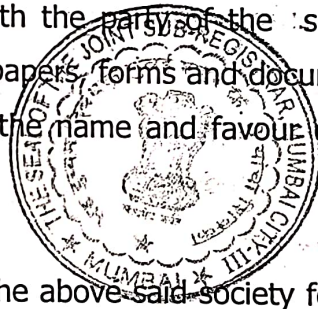
14. Subject to compliance of the provisions of clause 3 aforesaid, the First part hereby assign his right, title and interest or claim in the said UNIT to the party of the second part and the latter entitled to hold, possess, occupy and enjoy the said UNIT and the said shares without any interruption from the party of the first, the party of the first part also hereby further declares that he has not be done or performed or caused or suffered to be done or performed any act, Deed, matter or thing whatsoever whereby he may be prevented from entering into this agreement and/or transferring the said UNIT as purported to be done hereby or whereby the party of the second part hereto may be obstructed, presented or hindered in enjoying the rights to be conferred or transferred hereby in his favour or whereby the quiet and peaceful enjoyment or possession of the party of the second part respect of it being found that the party of first part is not entitled to enter into this agreement and transfer his rights sought or purported to be transferred hereby and the party of the second part were not able to enjoy quiet and peaceful possession of the said UNIT due to any such reason, the party of the first part shall within



११. ३१.१२.३१.१२.२०२२ [Signature] [Signature]

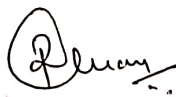

the limit of the consideration herein reserved and received be liable to compensate indemnify and/or reimburse the party of the second part for the loss or damage which the said party of the second part may suffer sustain in this behalf.

15. Both the parties namely party of the first part and the party of the second part hereby agreed that on the full and final consideration amount herein received being resized by the party of the First part an application for the transfer of the ^{said}UNIT and shares in favour of the party of the second part shall, be made to **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.,** situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013,** The party of the first part agreed to co-operate with the party of the second part and sign all further papers, forms and documents to transfer the said UNIT in the name and favour of the purchaser.



16. Transfer charges payable to the above said society for the transfer of the above said UNIT and shares in name of the party of the second part **(TRANSFeree/ PURCHASER)** shall be paid and shared equally between both the parties.

17. The party of the second part does hereby agreed to pay stamp duty, registration charges, legal fees and other incidental expenses for this agreement for sale:

॥ श्री. शि. शि. शि. श्री.  

₹ 1000 -	₹
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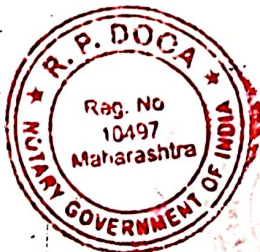
18. This Agreement shall always be subject to the provision in Maharashtra ownership Act. 1963 and Maharashtra ownership Rules 1964 or any modification, amendment or enactment thereof the time being in force or any other provisions of applicable thereto.

THE SCHEDULE OF PROPERTY:

UNIT NO.115, on the **1stFLOOR,** in the building known as **SHAH & NAHAR INDUSTRIAL PREMISES (A2) CO-OPERATIVE SOCIETY LTD.,** situated at **DHANRAJ MILL COMPOUND, SITARAM JADHAV MARG, LOWER PAREL (W), MUMBAI 400 013,** admeasuring **815 SQ. FT. (BUILT UP)** area located on plot bearing **C.T.S No. 159** at village **LOWER PAREL,** within Greater Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, Ward G-South.

2/11/2022
The Joint Sub-Registrar, Mumbai
[Signature] *[Signature]*

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED AND DELIVERED

By the withinnamed "**TRANSFERORS**"
MRS. RAMNI RANJAN CHAVAN

) H. 31/12. 31/12. 2028
)



MR. RANJAN GAJANAN CHAVAN

In the presence of... *Ashok Agane*

) *Ashok Agane*
)



SIGNED SEALED AND DELIVERED by

By the withinnamed "**TRANSFEEEE**"
MR. RAMKRISHNA ABA GAWADE

In the presence of... *Ashok Agane*

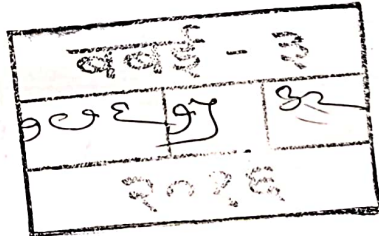
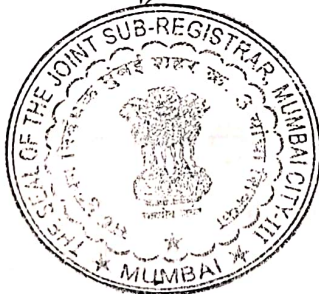
)
)
) *Ramkrishna*
)



WITNESSES :

1. Ashok Agane *Agane*

2. Dharma Naik *Naik*



Unit No.

115

Member's Reg. No.

596

Certificate No.

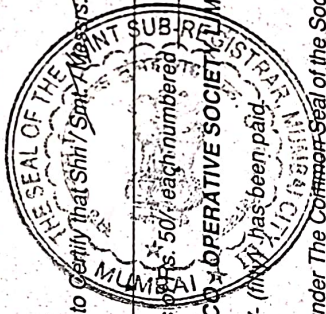
397

Shah & Nahar Industrial Premises [A - 2] Co - Operative Society Limited.

Dhanraj Mills Compound, Sitaram Jadhav, Marg Lower Parel, Bombay 400 013

Registration No. BOM / W/G - S/GNL/(O)/88-89 of 1988 Dtd. 30.8.1988

SHARE CERTIFICATE



This is to certify that Shri/Smt. Mohamad Deeshi Malde & Mansukhlal M. Malde is/are the Registered Holders of 5 (Five only) Shares of Rs. 50/- each numbered 2991 to 2995 (both inclusive) in **SHAH & NAHAR INDUSTRIAL PREMISES (A-2) CO-OPERATIVE SOCIETY LIMITED** subject to the Bye-laws of the said Society and that upon each such Share the sum of Rs. 50/- (Rupees Fifty) has been paid.

Given under The Common Seal of the Society at Bombay, this 18th day of January 1998.

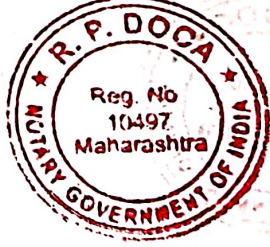


[Signature]
Mg. Committee Member

[Signature]
Hon. Secretary

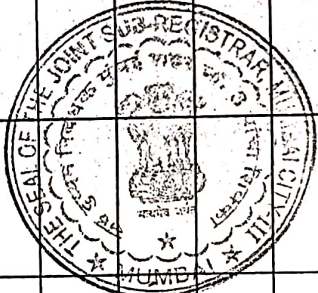
[Signature]
Chairman

902 96 32

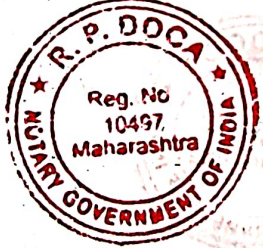
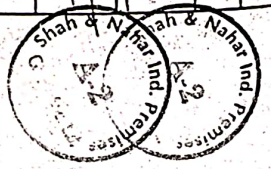


MEMORANDUM OR TRANSFERS OF THE WITHIN MENTIONED SHARES

DATE OF TRANSFER	NO. OF TRANSFER	SHARE REG. NO. (OLD)	TO WHOM TRANSFERRED	SHARE REG. NO. (NEW)	SIGNATURE OF		
					CHAIRMAN	HON. SECRETARY	COM. MEMBER
18.1.92	66	596	Unique laminators. MRS RAMANI RANJAN CHAVAN	597	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
14.2.2007	419	597	& MR. RAJAN GAJANAN - CHAVAN.	865	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



9999C 52
2095



SHAH & NAHAR INDUSTRIAL PREMISES(A-2) CO-OPERATIVE SOCIETY LIMITED

(Reg. No. BOM/W/G-S/GNL(O)/490/88-89 of 1988)

Ground Floor, Shah & Nahar Industrial Estate, Bldg. A-2, S.J. Marg, Dhanraj Mills Compound,
Lower Parel (W), Mumbai - 400 013. • Tel.: 2492 69 96, 2492 91 28 • E-mail: shah.nahar.a2@gmail.com

17th March 2016

To,
Mrs. Ramni R Chavan & Mr. Ranjan G Chavan
115 – A/2 Shah & Nahar Ind.
Pre. Co. op. Soc. Ltd., S.J. Marg,
Lower Parel (W), Mumbai – 400 013.

Dear Member,

Sub : NOC for sale of your Gala no. 115
Ref : Your letter dated 3.3.2016; our letter dated 07.03.2016
& Apna Sahakari Bank Ltd. Letter no. APN/LOP/131/2015-16 dated
18.03.2016.

With reference to the above we convey to you that the said gala is under lien of Apna Sahakari Bank Ltd, Lower Parel Branch, Matulya-C 1st floor, Senapati Bapat Marg, Mumbai – 400 013 (Ref – Apna Sahakari Bank letter no. APN / 1002 / LOAN / 06 / 07).

The Society has given to you provisional NOC subject to the Apna Sahakari Bank Ltd giving an unconditional NOC releasing their charge over the said gala.

The details of the Unit is as under:

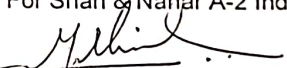
- | | |
|-----------------------------|--|
| 1. Year of construction | 1985 |
| 2. Type of construction | The building is of R.C.C. |
| 3. Area of Unit | 785 Sq.ft. built up |
| 4. No. of Floor | Ground plus 4 storeyed building |
| 5. Location of the property | Cadastral survey No. 159 of
G/South ward Lower Parel Division, under
address as appearing on the letterhead. |

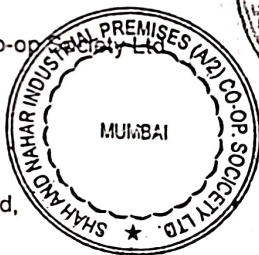
We further enclose herewith xerox copy of –

1. Occupancy Certificate from B.M.C.
2. Extract of C. S. Register
3. Payment of property tax

Kindly acknowledge receipt of this letter.
Thanking you,

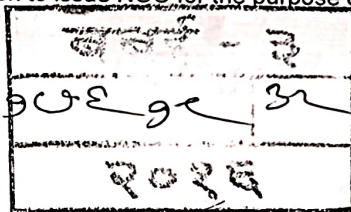
Yours faithfully,
For Shah & Nahar A-2 Industrial Premises Co-op. Society Ltd.


(Manohar Naik)
Hon. Secretary



Cc : Manager Loans, Apna Sahakari Bank Ltd,
Lower Parel Branch, Matulya-C 1st floor,
Senapati Bapat Marg, Mumbai – 400 013.

This has reference to your unconditional no objection to issue NOC for the purpose of agreement for sale registration.





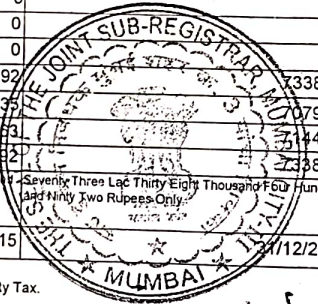
बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक GS0205110040000	मालमत्ता करवर्ष 2015-2016	देयक क्रमांक 201510BIL04659176 201520BIL04659177	देयक दिनांक 30/05/2015
पसकरीचे नाव व पत्ता : SHAH AND NAHAR INDUSTRIAL PREMISES CO OP SOCY, A 2 EXTN DHANRAJ MILL, COMPOUND LOWER PAREL MUMBAI 400013		पत्रक - सल. क्र. व सं. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013	
मालमत्ता क्रमांक, सर्व्हेरका क्रमांक, इमारतीचे नाव / विंग, खो.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्ग, करवर्षाची नावे. DHANRAJ MILLS LTDGS-1017(1B)(1A)(1AA), SHAH & NAHAR IND.ESTATE/A2,,,,, S.B. JADHAV MARG, SUNMILL COMPOUND, HOUSE AS INDUSTRIAL ESTATE			
प्रथम करनिर्धारण दिनांक : 01/04/1979	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य : 4286910475	
आगाऊ अधिदानाचे समायोजन 0			
अक्षरी FourTwenty Eight Crore Sixty Nine Lac Ten Thousand Four Hundred and Seventy Five Rupees Only			
देयक सवार करलेले वेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 2020876		०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 17624876	
देयक कालावधी :	01/04/2015	ते 31/03/2016	

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2015 ते 30/09/2015	01/10/2015 ते 31/03/2016
सर्वसाधारण कर	2251586	2251586
जल कर	0	0
जलसाधक	1417662	1417662
मलनिःसारण कर	0	0
मलनिःसारण साधक	875569	875569
म. व. पा. शिक्षण उपकर	833933	833933
राज्य शिक्षण उपकर	667135	667135
रोजगार हानी उपकर	166795	166795
वृक्ष उपकर	41706	41706
घरकर	1084106	1084106
कलम १५.२ अ नुसार दंडाची रक्कम	0	0
भारताच्या वरील व्याजाची बसुली	0	0
एकूण देयक रक्कम	7338492	7338492
आगाऊ अधिदानाचे समायोजन	0	0
अली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
भरादयाची निव्वळ रक्कम	7338492	7338492
* ३०.०६.२०१५ पर्यंत भरावयाची निव्वळ रक्कम	7209235	7209235
* ३१.०७.२०१५ पर्यंत भरावयाची निव्वळ रक्कम	7273863	7273863
* ३१.०७.२०१५ नंतर भरावयाची निव्वळ रक्कम	7338492	7338492
अक्षरी रुपये	Seventy Three Lac Thirty Eight Thousand Four Hundred and Ninety Two Rupees Only	Seventy Three Lac Thirty Eight Thousand Four Hundred and Ninety Two Rupees Only
अंतिम देय दिनांक	28/08/2015	31/12/2015



To make payment through NEFT:
FSC - SBINOCOLLEC, Beneficiary A/C No.- BMCPO GS0205110040000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी यागे पाहावे.

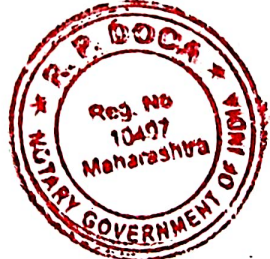
"सूचना :- सदर इमारत ही १० वर्षांपेक्षा जुनी असल्याने, मुंबई महानगरपालिका अधिनियम, १८८८ च्या कलम ३५३ (ब) अन्वये आवश्यक असल्याप्रमाणे, कोषाध्यक्ष निराला प्रमाणपत्र (Municipal Building Certificate) मिळवून घ्याव्याचे आहे."

संपा. वा. आरंभ
करनिर्धारक व संकलक (प)

01/4/15-30/9/15

100778
100778
50,00,000/-

23,38,492/-
50,00,000/-
23,38,492/-
2025



o/c (33) 528 (6)

MUNICIPAL CORPORATION OF GREATER BOMBAY
Gen. Mgr. Bldg. Proposals-
"B" Ward, Municipal Office,
3rd Floor, 10-12, Market Street, Marol
Bocchi, Bombay-400 008.

No. EB/4874/A

Dated:- 2-7-85

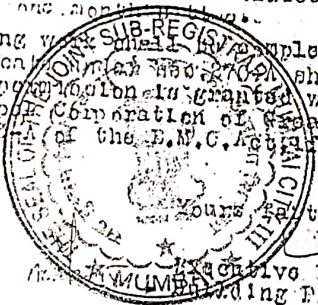
To:
Shri. Harish Shah,
P/O. W. O. G. South & Associates,
Architects,
60, Malabar Street,
Fort,
Bombay, 400001.

Sub: Proposed Industrial Estate (A-2 Extension) at
Dunraj Mills at plot bearing G.S. No. 159, Lower
Parcel Division, Sun Mill Lane.

Sir,
WITHOUT PREJUDICE

By direction, I have to inform you that there is no
objection to occupy the ground floor of phase-I and II 1. &
with Nos. 12, 20 to 42 and 44 to 56 on 1st floor and Unit No.
1 to 25, 30 to 42 and 44 to 56 on 2nd floor to 4th floor in
phase-I subject to following conditions:

1. That all the conditions of occupation letter issued
under even number dated 6.4.1983 will be complied with.
2. That the registered undertaking signed by the owner
stating that further occupation will not be asked unless
N.O.C. from Director of Industries for the area of
8550 sq.m. and separate P.R. card from Supdt. of Land
Record for residential and Industrial plots shall be
submitted.
3. That final N.O.C. from Chief Fire Officer shall be
submitted within one month.
4. That the remaining work shall be completed expeditiously.
5. That the certificate of completion shall be submitted.
This occupation permission is granted without prejudice
to the rights of Municipal Corporation of Greater Bombay to take
action under section 353-A of the B.M.C. Act if found necessary.



Yours faithfully,
Executive Engineer
Building Proposals (City).

Ms. 2.7.85.

No. EB/4874/A of 2-7-85

- copy to: 1) The owner, C/o Architect (2) W.O.G./South
3) A.E. W.W.G./South (4) A.A. & C.G./South (5) D.P. (V)
6) M.I.G./South (7) H.C.B.P. (City) (8) P.O. (Batawa)

Ms. 2.7.85.

disparity

E.R.B.P. (City)

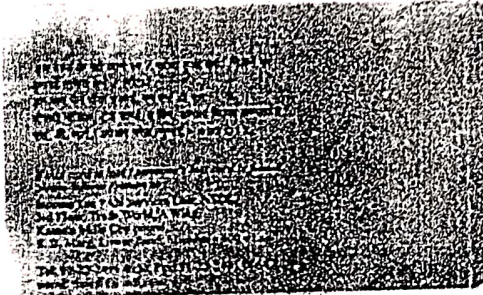
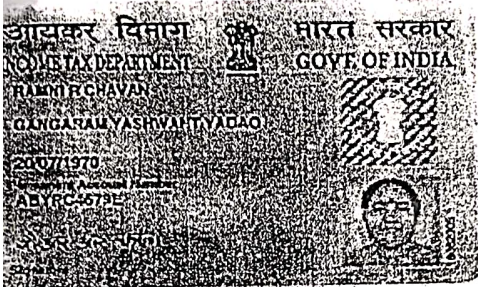
2	2	2	2
2025			

CERTIFIED TRUE COPY

Whish
19/10/85
Asst. Eng. (City)



Vender



सौ. आर. आर. चव्हाण



वर्ग - ३		
१७६२४		३२
२०१६		




Vender

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RAJANI C. CHAVAN
GAJANAN LAXMAN CHAVHAN

15/02/1960

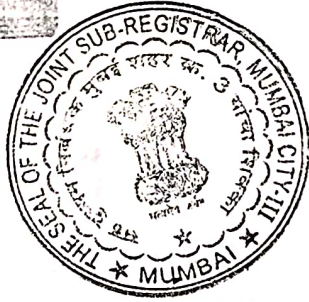
Department Account Number
AAGPC058J



आयकर विभाग, मुंबई
आयकर विभाग, मुंबई
आयकर विभाग, मुंबई
आयकर विभाग, मुंबई

All card holders / account holders should please inform / inform to the PAN Service Unit, Income Tax Department, Karve Milk Compound, 11, Market Street, Mumbai - 400011.

[Handwritten signature]



बयर्स - 3		
३९९	२७	१२
२०२६		



Purchaser

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMKRISHNA ABA GAWADE
ABA TUKARAM GAWADE



07/11/1970
Permanent Account Number
ADGPG3822K



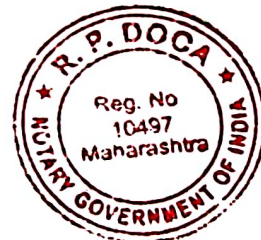
15112011

Gjande
Signature

Rajwade



बवई - ३		
०७	११	३२
२०१६		




WI

भारत सरकार
Government of India



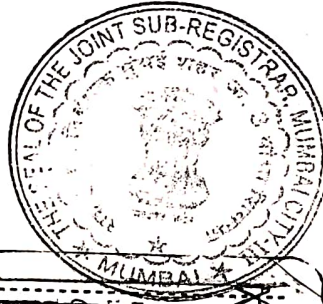
अशोक बंदू अगाने
Ashok Bandu Agane
जन्म तिथि / DOB : 12/07/1969
पुरुष / Male



5260 9254 1791

आधार - आम आदमी का अधिकार

Agane



आधार
आधिकारण
Government of India

पता:
S/O: बंदू अगाने, सिद्धार्थ नगर रुम
न 566/10/7, डॉ. अनी बेज़ंट रोड,
पोद्दार अस्पताल के सामने, , वरळी,
मुंबई, वरळी, महाराष्ट्र, 400018

Address:
S/O: Bandu Agane, siddharth
nagar room no 566/10/7, Dr. annie
besant road, , opp poddar
hospital, , worli, Mumbai, Worli,
Maharashtra, 400018

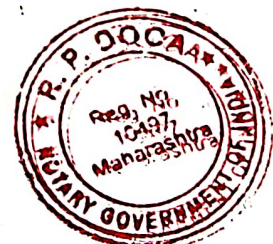
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७ II



भारत सरकार
GOVERNMENT OF INDIA



धर्मा सोमा नाईक
Dharma Soma Naik
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male



2134 6290 4289

आधार - सामान्य माणसाचा अधिकार



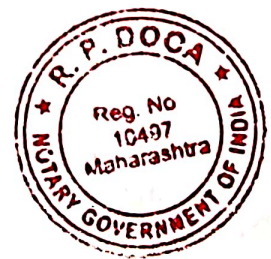
भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O सोमा नाईक, नव विकास चाळ
कोकरी नगर कोकरी आगार,
एचएम रोड, सार्दार नगर 2, मायन
कोलिवडा, मुंबई, अ. शांति हिल, मुंबई
महाराष्ट्र, 400037

Address: S/O: Soma Naik, nav
vikas chawl commitee nehru
nagar kokari agar, H,M.Road,
sardar nagar 2, Sion Koliwada,
Mumbai, Antop Hill, Mumbai,
Maharashtra, 400037

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1 Bengaluru 560

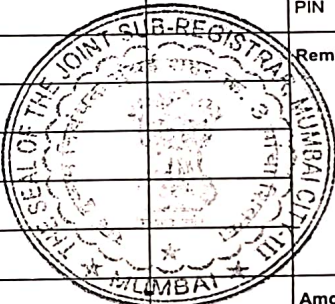
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CHALLAN
MTR Form Number-6

GRN		MH00783		08/03/2016		USER		IGR184(BBE3)	
Department		Barcode		Date		Form ID		25.2	
Type of Payment		Sr. No.		Deface Number		Registration		Amount	
1		0004785562201516		0004785562201516		30000.00		919000.00	
2		0004785562201516		0004785562201516		30000.00		919000.00	
(Amt. in words)		Nine Lakh Forty Nine Thousand Rupees Only							
Office Name		BBE3_JT SUB REGISTRA MUMBAI CITY 3		Full Name		RAMKRISHNA ABA GAWADE			
Location		MUMBAI		Flat/Block No.		UNIT NO 115/A2 1ST FLOOR SHAH AND			
Year		2015-2016 One Time		Premises/Building		NAHAR CSL			
Account Head Details		Amount In Rs.		Road/Street		DHANRAJ MILL COMPOUND S J ROAD LOWE			
0030045501 Stamp Duty		919000.00		Area/Locality		MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District		MUMBAI			
				PIN		4 0 0 0 1 3			
				Remarks (If Any)		SecondPartyName=RAMNI RANJAN CHAVAN AND RANJAN GAJANAN CHAVAN-			
				Amount In		Nine Lakh Forty Nine Thousand Rupees Only			
Total		949000.00		Words					
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		REF No.		02300042016030522216		317349666	
Cheque/DD No		Date		05/03/2016-19:30:48					
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date		603081 , 08/03/2016					



Digitally signed by
VIRTUAL TREASURY
MUMBAI
Date: 2016.03.18
20:16:44 IST
Reason: Secure
Document
Location: India

Handwritten text in a box, possibly a signature or stamp.

