

529/8643

Sunday, June 02, 2024
12:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 9462 दिनांक: 02/06/2024

गावाचे नाव: पेंधर

दस्तावेजाचा अनुक्रमांक: पवल5-8643-2024

दस्तावेजाचा प्रकार: असाईनमेंट डीड

सादर करणाऱ्याचे नाव: मे. क्रोमॅटीक इन्कोसिस्टिम्स प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर शहाबाज रशीद बटे . .

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 500.00

पृष्ठांची संख्या: 25

एकूण:

₹. 600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:53 PM ह्या वेळेस मिळेल.

Jinjar Sub Registrar Panvel 5

बाजार मूल्य: ₹. 15173729.67/-

मोबदला ₹. 23500000/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: ₹. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424020216305 दिनांक: 02/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016702017202324R दिनांक: 02/06/2024

बँकेचे नाव व पत्ता: IDBI

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

पत्रकारणी, सहाय्यक
मुख्यदस्तावेज पत्र मिळाला.
सह दुय्यम निबंधक, पनवेल ५, (वर्ग-२)

6/2/2024

शाहबाज कटे

पो श्री / श्रीम.

हा मुळ दरतोज

पान देण्यासाठी श्री / श्रीमता

श्रीम प्राचीकृत करत आहे. तरी सदर दस्तऐवज

मला देण्यात यावा ही विनंती

Shahbaz
सह

529/8643

इतर पावती

Original/Duplicate

Sunday,02 June 2024 5:36 PM

नोंदणी क्र.:39म

Regn.:39M

पावती क्र.: 9528 दिनांक: 02/06/2024

गावाचे नाव: -पेंघर

दस्तऐवजाचा अनुक्रमांक: पवल5-8643-2024

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सावर करणाऱ्याचे नाव: मे. क्रोमॅटीक इन्फोसिस्टिम्स प्रा.लि. तर्फे मॅनेजींग डायरेक्टर शहाबाज रशीद बटे .

वर्णन

दस्त हाताळणी फी
पृष्ठांची संख्या: 10

रु. 200.00

एकूण:

रु. 200.00

Joint-Sub Registrar Parvel 5

1); देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624027601686 दिनांक: 02/06/2024

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

6/2/2024



02/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 8643/2024

नोंदणी :

Regn:83m

गावाचे नाव : पेंधर

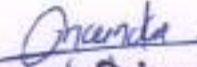
(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	23500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15173729.67
(4) भू-मापन, पॉटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: मौजे पेंधर, ता.पनवेल जि.रायगड येथील तळोजा एम.आय.डी.सी मधील प्लॉट क्रमांक ए-96 क्षेत्रफळ 600 चौ.मी व त्यावरील बांधकाम क्षेत्र 339.03 चौ.मी या मिळकतीचा - दस्त क्र. 14484/2023, पवला-2, दिनांक 21/08/2023 अन्वये मुद्रांक शुल्क व रजि. फी वसूल करण्यात आलेली आहे (Plot Number : ए-96 ;))
(5) क्षेत्रफळ	1) 339.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सोहम इंडस्ट्रीज तर्फे प्रो.प्रा. संपदा संदीप सल्टम . . वय:-55; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र.ए-96, तळोजा एम.आय.डी.सी. इंडस्ट्रीयल एरीया, पेंधर, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाह(००). पिन कोड:-410208 फोन नं:-BYSPP51354N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. क्रोमॅटीक इन्व्हेस्टिमेंट्स प्रा.लि. तर्फे मॅनेजिंग डायरेक्टर राहुवाज रशीद बटे . . वय:-43; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 706, कॉकर्ड प्रियापसेस सोसायटी, प्लॉट क्र.66ए, सी.बी.डी वेतापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 फोन नं:-AAGCC6628P
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8643/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण करारनामा असाहिदा नोंदविला आहे कारणचा तपशील करारनामा असाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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


 सह दुय्यम निबंधक वर्ग-२,
 (पनवेल-५)

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Chromatic Infosystems Pvt Ltd	eSBTR/Simple Receipt	69103332024030450418	MH016702017202324R	500.00	SD	0001609404202425	02/06/2024
2		DHC		0424020216305	500	RF	0424020216305D	02/06/2024
3	Chromatic Infosystems Pvt Ltd	eSBTR/SimpleReceipt		MH016702017202324R	100	RF	0001609404202425	02/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN
MTR Form Number-5



GRN	MH016702017202324R	BARCODE			Date	04/03/2024-17:15:15	Form ID	60
Department Inspector General Of Registration				Payer Details				
Bank Portal - Simple Receipt				TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)		AAGCC8628P		
Office Name PNL2_PANVEL 2 JOINT SUB REGISTRAR				Full Name		Chromatic Infosystems Pvt Ltd		
Location RAIGAD				Flat/Block No.		Plot no A 96,Taloja,MIDC		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street		Village Pendhar,Taluka Panvel		
0030046401 Stamp Duty(Bank Portal)			500.00	Area/Locality		Dist Raigad,Industrial area		
0030063301 Registration Fee			100.00	Town/City/District				
				PIN		4	1	0 2 0 8
				Remarks (If Any)				
				Prop mvblty=N/A-Prop Amt=23500000.00-Prop area=600.00-Prop area				
				UOM= Sq.Meter-oth Prop ID=PAN-BYSPS1354N-oth Prop				
				Name=Sampada Satam prop of Soham Industries-				
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	65103382027830450418 2856816700		
Cheque/DD No.				Bank Date	RBI Date	04/03/2024-17:08:29 No. Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll 9/34		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document at other offices.
 खदर रोलम कौवड दुयम निबधक कार्यालयत मोदणी कयवयाच्या बस्तांसाठी लागू आहे. मोदणी व कार्यालयत सलग लागू नाही.

Mobile No. 919870778453



Data of Bank Receipt for GRN MH016702017202324R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 2856816700 Simple Receipt
 Pmt DtTime : 04/03/2024 17:06:24 Print DtTime :
 ChallanIdNo : 69103332024030450418 GRAS GRN : MH016702017202324R
 District : 1301 / RAIGAD GRN Date : 04/03/2024 17:15:15
 Office Name : IGR147 / PNL2_PANVEL 2 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 500.00/- (Rs Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 100.00/- (Rs One Hundred Rupees Only)

Only for verification not to be printed and used

Article : 60
 Prop Mvblty : Consideration : 2,35,00,000.00/-
 Prop Descr : Plot no A 96,Taloja,MIDC , Village Pendhar,Taluka Panvel
 : Dist Raigad,Industrial area
 : 410208
 Duty Payer : PAN-AAGCC6628P Chromatic Infosystems Pvt Ltd
 Other Party : PAN-BYSPS1354N Sampada Salam prop of.Soham Industries

Bank Scroll No : 100
 Bank Scroll Date : 05/03/2024
 RBI Credit Date : 05/03/2024
 Mobile Number : 919870778453



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-529-8643	0001609404202425	02/06/2024-12:33:42	IGR548	500.00
2	(IS)-529-8643	0001609404202425	02/06/2024-12:33:42	IGR548	500.00
Total Defacement Amount					1000.00

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 २/३५



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424020216305	Date 02/04/2024
Received from SELF, Mobile number 9987676465, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 02/04/2024
Bank CIN 10004152024040215333	REF No. 445994225875
This is computer generated receipt, hence no signature is required.	

पवेल - 4
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 ३ / ३५

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624027601666	Date 02/06/2024
Received from self, Mobile number 9987676465, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 02/06/2024
Bank CIN 10004152024060201630	REF No. 415461720618
This is computer generated receipt, hence no signature is required.	

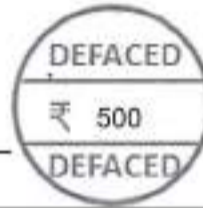


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0424020216305 Receipt Date 02/06/2024

Received from SELF, Mobile number 9987676465, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 8643 dated 02/06/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name SBIN Payment Date 02/04/2024

Bank CIN 10004152024040215333 REF No. 445994225875

Deface No 0424020216305D Deface Date 02/06/2024

This is computer generated receipt, hence no signature is required.



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624027601686 Receipt Date 02/06/2024

Received from self, Mobile number 9987676465, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 8643 dated 02/06/2024 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name SBIN Payment Date 02/06/2024

Bank CIN 10004152024060201630 REF No. 415461720618

Deface No 0624027601686D Deface Date 02/06/2024

This is computer generated receipt, hence no signature is required.

Sr. No.	Particular	Amount
1.	<p>Stamp Duty and Registration Charges for Deed of Assignment</p> <p>Plot Area - 600.00 sq. mtrs.</p> <p>BUA - 339.03 sq. mtrs.</p> <p>Rs. 11,000 /- X 600.00 sq. mtrs. = Rs. 66,00,000/-... (A)</p> <p>Rs. 26,620/- X 339.03 sq. mtrs. = Rs. 90,24,978.6/- I.e., Rs. 90,25,000/-</p> <p>...(B)</p> <p>Rs. 66,00,000/- + Rs. 90,25,000/-</p> <p>= Rs. 1,56,25,000/- - MARKET VALUE</p> <p>Rs. 2,35,00,000/- --- Agreement Value</p> <p>Stamp Duty - 5% of the Consideration Amount or Market value</p> <p>= Rs. 11,75,000/-</p> <p>Registration Charges - Rs. 30,000/-</p> <p>TOTAL - RS. 12,05,000/-</p>	<p>Rs. 12,05,000/-</p>

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प व ल - ५	
८६३	२०२४
६/३५	

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT is made at Panvel on dated 02nd day of June 2024
In furtherance to the Agreement for Assignment of immovable Industrial
property of The Plot No.A-96, admeasuring about 600sq. meters along with the
constructed built-up area admeasuring about 339.03sq. meters situated at MIDC,
Taloja Industrial Area within the Village limits of Pendhar, Taluka - Panvel,
District - Raigad, Maharashtra - 410208 duly registered at the Joint Sub-Registrar
Panvel on dated 21/08/2023 having serial no. PVL2-14484-2023 vide receipt
no. 16732 in respect of the schedule of the property is more particularly
described herein below as Schedule - 1. For the consideration Amount of Rs.
2,35,00,000/- (Rupees Two Crores Thirty-Five Lakhs Only)



For **SOHAM INDUSTRIES**

Soham

Proprietor

For **CHROMATIC INFO SYSTEMS PVT. LTD.**

Soham

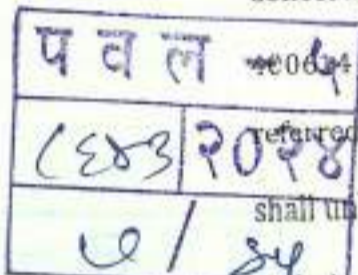
Director

- 6 -
BETWEEN

Mrs. Sampada Sandeep Satam trading as a Proprietress of M/s. Soham Industries having her PAN No. BYSPS1354N, registered office at- Plot No. A-96, in Taloja MIDC Industrial Area, within the village limits of Pendhar, Taluka Panvel & District Raigad 410208, hereinafter referred to as "THE ASSIGNOR / TRANSFEROR/ SELLER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heir/s, executor/s, administrator/s successor/s and/or assign/s) Party of the **FIRST PART.**

AND

M/s. Chromatic Infosystems Pvt. Ltd. a Company incorporated under the Companies Act, 1956, having PAN No. AAGCC6628P Registered Office at 706, Concorde Premises Society, Plot no. 66A, CBD Belapur, Sec-11, Navi Mumbai



through its Managing Director Mr. Shahbaaz Rashid Batey hereinafter referred to as "THE ASSIGNEE /TRANSFEREE/PURCHASER" (which expression shall unless repugnant to the subject or context thereof be deemed to mean and include the partner or partners for the time being of the firm, their legal heirs, representatives, successors, nominees and permitted assignees) Party of the

SECOND PART.

The Party of the First Part is herein above referred to as "THE SELLER ASSIGNOR / TRANSFEROR" and the party of second part is herein above referred as "THE PURCHASER /ASSIGNEE /TRANSFEREE" and in shortly hereinafter called as "The Assignor" and "The Assignee".

The Assignor is the absolute lease holder of MIDC Plot bearing No. A-96, in Taloja MIDC Industrial Area, within the village limits of Pendhar, Taluka Panvel & District Raigad 410208, thereabout admeasuring about 600.00 sq. meters along with the constructed built-up area admeasuring about 339.03 sq. mtr, which is more particularly described in the Schedule hereunder written hereinafter briefly referred to as "THE SAID PROPERTY"

For SOHAM INDUSTRIES

Sampada Satam
Proprietor

For CHROMATIC INFOSYSTEMS PVT. LTD.

Shahbaaz Rashid Batey
Director

AND WHEREAS the Assignor and the Assignee had entered into Agreement for Assignment dated 21/08/2023 and the same was duly registered by paying the Stamp duty and Registration charges of Rs. 12,05,000/- (Rupees Twelve Lakhs Five Thousand Only) having GRN No: MH006857733202324R at the Joint Sub-Registrar Panvel-2 under serial no. PVL2-14484-2023 vide receipt no. 16732 and the Index II of Agreement for Assignment has been marked as "Annexure No. 1". As per the recital mentioned on the registered Agreement for Assignment, Mrs. Sampada Sandeep Satam trading as a Proprietress of M/s. Soham Industries is the absolute sole leaseholder of the MIDC of the said property having Plot no. A-96, situated at Taloja MIDC Industrial Area, Village - Pendhar Taluka Panvel District Raigad 410208 admeasuring 600 sq. mtrs. plot area along with a constructed built-up area of 339.03 sq. mtr. presently having undisturbed physical possession which is free from all encumbrances of the said property (the demarcation of the said property marked as "Annexure No. 02").

AND WHEREAS the MIDC by its Letter under reference No. MIDC/RO/Panvel/TLJ/A-96/B95158/2023 on dated 20/09/2023 thereby granted the permission to the Assignor, on receipt of the transfer charges thereto, to transfer the said Property in favoring of the Assignee, subject to the terms and conditions as contained therein.

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६/३५

AND WHEREAS the MIDC granted its permission to transfer and assign the leasehold rights of the said property in favour of the Assignee upon receiving the differential premium of Rs. 1,26,000/- (Rupees One Lack Twenty-Six Thousand Only) and Rs. 22,680/- (Rupees Twenty-Two Thousand Six Hundred Eighty Only) being 18% GST vide receipt no. GL24327283 dated 06/10/2023 & order no. MIDC/RO/Panvel/TLJ/A-96/B95158/2023 dated 11/10/2023 subject to the terms and conditions specified in transfer order marked as Annexure No. 3,



AND WHEREAS the Assignor has also represented to the Assignee that-

1. There are no suits, litigations, civil or criminal, attachments, decree, injunction, execution, or legal proceedings for recovery of whatsoever nature

For SOHAM INDUSTRIES

S. Satam

Proprietor

For CHROMATIC INFOSYSTEMS PVT. LTD.

S. Satam

Director

or a prohibitory order as against the said property free from litigations of whatsoever nature and is not subject matter of any Lis-Pendens or easements or attachments either before or after judgments. No other person/s including secured or unsecured creditors has claim, right, interest or demand upon the said Plot or any other Proceedings pending as against the Assignor personally affecting "the said property". That the Assignor has duly paid and discharged in full all the dues and liabilities in respect of the said property including maintenance charges, electricity charges, water charges, sewage charges Income Tax Act, Sales Tax Act, Gift Tax Act, and Wealth Tax Act etc. payable up to the date hereof and shall pay all the dues till the completion of assignment i.e. till date or such other date on which the assignment is

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completed. Before entering into this transaction, the Assignor had also assured to the Assignee that there are no claims pending of any third party or any outstanding dues pending from any government authorities & the said property is free from all encumbrances. The Assignor hereby also warrants to



The Assignee that if in future any previous dues/ claims arise till the date of handing over the peaceful possession of the property then the Assignor shall be fully responsible to pay & clear the same at his own cost & the Assignee has the full rights to recover the same from the Assignor.

The Assignor have paid all necessary charges of all nature whatsoever in respect of "the said property" and the Assignor have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever for "the Said property".

3. The Assignor are in exclusive use, occupation and possession of the said property and every part thereof and except the Assignor no other person or persons is in use, occupation and enjoyment of "the said property" or any part thereof. The Assignor 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 favor of the Assignor and the Assignee has

For SOHAM INDUSTRIES

Sabatam
Proprietor

For CHROMATIC INFOSYSTEMS PVT. LTD.

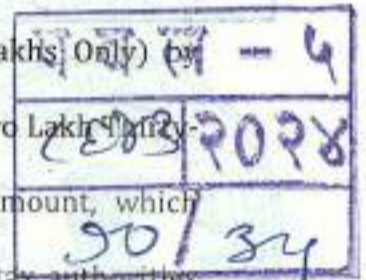
[Signature]

all the rights and interest to enter into this Agreement with the Assignor on the various terms and conditions as stated herein.

Now therefore, in consideration of the foregoing and the mutual covenants and agreements herein contained intending to be legally bound hereby, the Assignor and the Assignee agree as follows:

1. In consideration of the property aforesaid the sum of Rs. 2,35,00,000/- (Rupees Two Crores Thirty-Five Lakhs Only) had been paid by the Assignee to the Assignor in following manner hereof being the full consideration amount (the payment and receipt whereof the Assignor do and each of them doth hereby admit and acknowledge and from the same doth hereby acquit, release and discharge the Assignee forever), the Assignor do hereby assign and transfer unto the Assignee all that piece of the above said property.

i. The Assignee had already paid to the Assignor a sum of Rs. 2,35,00,000/- (Rupees Two Crores Thirty-Five Lakhs Only) by deducting TDS of 1% i.e. Rs. 2,35,000/- (Rupees Two Lakh Thirty-Five Thousand Only) towards the transaction amount, which Assignee, undertakes to deposit with the income tax authorities and that the Assignee undertakes to issue TDS certificate in respect of the same to the Assignor. The payment details are attached hereinbelow.



2. Representation and warranties on the part of the Assignor.
a. That the Assignor is absolutely entitled to the said Property and to all incidental rights thereto and to the exclusive rights to the use, enjoyment, and occupation of the said Property and except the Assignor and the M.I.D.C no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said Property.

For CHROMATIC INFO SYSTEMS PVT. LTD.

For SOHAM INDUSTRIES

Soham
Proprietor

Arjun
Director

- b. The Assignor agrees to transfer unto the Assignee all the right, title and interest of the Assignor to use, occupation, enjoyment and ownership of the said property including all the benefits and/or easementary rights arising out of the said property free from all encumbrances.
- c. That, the said property has been authorized to be used for Industrial purposes by the relevant MIDC authorities.
- d. That notwithstanding any act, deed, matter, or thing whatsoever done, omitted by the Assignor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Assignor, the Assignor has full power and absolute authority in their own right to transfer the said property and to relinquish and transfer all their rights, title and interest therein in favor of the Assignee.

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The Assignor acknowledge that the Assignee has agreed to acquire the said property relying on the representations, warranties, covenants and undertakings and all other obligations of the Assignor set out herein. In the event it is found that Assignor's title to the said property defective or any claim is made on the said property or Assignee has suffered any loss or damages by the statements, declarations, representations and assurances made by the Assignor herein or any claim whether directly or indirectly is made on the said property in that case Assignor agree to indemnify the Assignee and/or its nominees and/or its successors in title to the said property against all losses, damages, costs and expenses which may be suffered by the Assignee/its nominees/its successors in title on account of above and the Assignor shall reimburse the Assignee and/or its nominees and/or successors in title for the same on their making demand to that effect.



- 3. The Assignor has agreed to transfer the Power Connection, Water Connection, CETP Membership along with the deposits in the name of the Assignee.

For SOHAM INDUSTRIES

Babatam
Proprietor

For CHROMATIC INFOSYSTEMS PVT. LTD.

[Signature]
Director

4. The Assignor paid the property tax amount as per the latest property tax bill received from the Panvel Municipal Corporation under protest since there are some disputes going on to decide the amount. If in future the ongoing dispute is resolved, and the concerned authorities settled the property tax dues less than the paid amount, then the Assignee shall return the refund amount to the Assignor.
5. The recitals, Clauses, Schedules, and Annexure constitute an integral part of this Agreement. This Agreement is binding upon the parties in respect of the subject matter hereof.
6. This Agreement supersedes any and all other prior agreements and term sheets, either oral or in writing, between the parties hereto with respect to the subject matter herein. This Agreement sets forth the entire agreement between the parties hereto and the same may not be changed, altered, or modified except by a written instrument signed by the authorized representatives of the parties hereto.
7. Each Party i.e. Assignor and Assignee has agreed to give equal share of total consideration as brokerage charges to their consultant i.e. Unique Associates within 7 (Seven) days from the date of registration of this Deed of Assignment.

प व ल - ५
६०३/२०२४
१२/३५

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land known as Plot No. A-96, in Taloja Industrial Area within the village limits of Pendhar, Taluka and Sub-District Panvel, District and Registration District Raigad 410208 containing by admeasurements 600Sq. Mtrs. along with 339.03 Sq. Mtr. built up area situated on or thereabout and bounded as follows, that is to say: -

- On or towards the North by : Plot No. A-89,
On or towards the South by : Road,
On or towards the East by : Plot No. A-97,
On or towards the West by : Plot No. A-95.

For **SOHAM INDUSTRIES**









B. Satam
Proprietor

For **CHROMATIC INFOSYSTEMS PVT. LTD.**

A. Chhabra
Director



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this day and year first hereinabove written: -

Name	Photo	Thumb Image	Signature
SIGNED, SEALED AND DELIVERED By the within named "THE ASSIGNOR" M/s. Soham Industries. Ltd. Through its Director Mrs. Sampada Sandeep Satam			
By the within named "THE ASSIGNEE " M/s. Chromatic Infosystems Pvt. Ltd Through its Proprietress Mr. Shahbaaz Rashid Batey			
Witness:-			
			
			

प व ल - ५
८६४३२०२४
१३/३५

Mr. Sajith Shetty



Sandeep Vane

RECEIPT

RECEIVED from the within named Assignee a sum Rs. 2,35,00,000/- (Rupees Two Crores Thirty-Five Lakhs Only) being the payment in respect of purchase / transfer / assignment / sale of lease hold right and interest in leasehold land being Plot No. A-96, admeasuring 600 Square Meters along with 339.03 Sq. Mtr. built up area situated at Taloja Industrial Area within the village limits of Pendhar and Panvel Municipal Corporation Limits, Taluka and Sub-District Panvel, District and Registration District Raigad mentioned hereinabove. The detail of payment is as below:

Sr. No.	Date	Cheque No.	Amount	Name of Bank	Branch
1.	29/03/2023	000762	Rs. 60,00,000/-	ICICI Bank	CBD Belapur
2.	18/11/2023	1380584633	Rs. 10,00,000/-		
3.	31/12/2023	1422302470	Rs. 49,50,000/-		
4.	31/12/2023	1422301287	Rs. 49,00,000/-		
5.	07/03/2024 (I.C.R. 42024030700 562199)		Rs. 30,00,000/-		
6.	02/06/2024	1586669483	Rs. 25,00,000/-		
7.	02/06/2024	1586683599	Rs. 9,15,000/-		
Total			Rs. 2,32,65,000/-		

A	Total Payment paid by Assignee to Assignor	₹ 2,32,65,000/-
B	TDS 1% (To be Paid)	Rs. 2,35,000/-
Grand Total		Rs. 2,35,00,000/-



WE SAY RECEIVED
Yours Faithfully,

M/s. Soham Industries
For **SOHAM INDUSTRIES**

[Signature]
Proprietress/proprietor

WITNESSES:

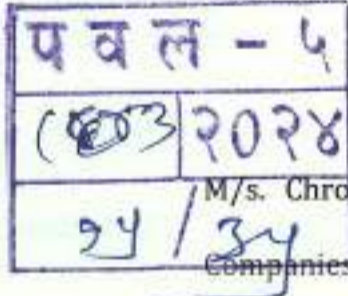
1. Sujith Shetty *[Signature]*

2. Prasad vane *[Signature]*

INDEMNITY BOND CUM AFFIDAVIT

This Indemnity Bond Cum Affidavit is made and entered into at Panvel on dated 19th day of April 2024

Mrs. Sampada Sandeep Satam trading as a Proprietress of M/s. Soham Industries having her PAN No. BYSPS1354N, registered office at- Plot No. A-96, in Taloja MIDC Industrial Area, within the village limits of Pendhar, Taluka Panvel & District Raigad 410208 hereinafter referred to as the "Indemnifier - 1" which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include their respective heirs, executors and administrators successor or successors and assigns) of Party of the First Part.



AND

M/s. Chromatic Infosystems Pvt. Ltd. a Company incorporated under the Companies Act, 1956, having PAN No. AAGCC6628P Registered Office at 706, Concorde Premises Society, Plot no. 66A, CBD Belapur, Sec-11, Navi Mumbai 400614 through its Managing Director Mr. Shahbaaz Rashid Batey (Duly Authorized) hereinafter referred to as "Indemnified Parties" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include their respective heirs, executors and administrators successor or successors and assigns) Party of the Second Part.



The Indemnifiers and Indemnified Parties are individually referred to as "Party" and collectively as "Parties".

AND WHEREAS the party of the "First Part" have executed and registered Deed of Assignment dated 19th day of April 2024 and assigned the lease hold rights of Plot No. A-96, admeasuring area of 600 Sq. Mtrs. along with a constructed built-up area 339.03 Sq. Mtr. situated at Taloja Industrial Area within the village limits of Pendhar and Panvel Municipal Corporation Taluka and Registration, Sub-

District Panvel, District and Registration District Raigad 410208 thereon on to party of "Second Part".

Now the party of the "First Part" hereby indemnified to the party of "Second Part" that they have cleared / discharged all statutory dues / known and unknown liabilities, taxes, duties, other dues like labour dues, MSEDCL, MIDC, Municipal Corporation, Financial Institutions, etc. for the period and chargeable up to 01st day of March 2024 or date of hand-overing the possession of the plot.

If any liabilities, dues, taxes, duties, claims arises in future for above mentioned period the party of the "First Part" will discharge these liabilities fully finally, and this bond will be binding to the party of the "First Part".

IN WITNESS WHEREOF, EACH OF THE AFORE-NAMED PARTIES HAS SIGNED AND EXECUTED THIS INDEMNITY BOND, AND ALL THE ORIGINAL COPIES HERETO, ON THE DATE FIRST ABOVE WRITTEN:

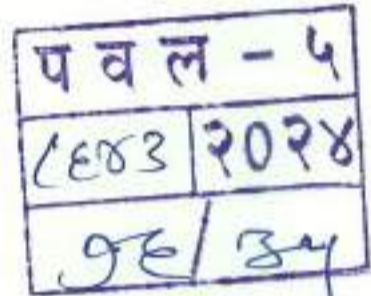
SIGNED, SEALED AND DELIVERED

By the within named "Indemnifier -1"

M/s. Chromatic Infosystems Pvt. Ltd,

Through its Director

Mr. Shahbaaz Rashid Batey PVT. LTD.



SIGNED AND DELIVERED by the

By the within named "Indemnified Parties"

M/s. Soham Industries.

Through its Proprietress

Mrs. Sampada Sandeep Satam

For SOHAM INDUSTRIES



Proprietress



WITNESSES:

1. Sujitha Shetty



2. Prasad Vane





27/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 11333/2018

नोंदणी :

Regn.63m

गावाचे नाव : पेंधर

(1) विलेखाचा प्रकार	अभिलेखनंतरणपत्र
(2) मोबदला	18000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	7825800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :; इतर माहिती: मौजे पेंधर,ता.पनवेल,जिल्हा रायगड येथील तळोजा इंडस्ट्रीयल एरिया मधील प्लॉट नंबर ए - 96,क्षेत्र 600.00 चौ. मी. व त्यावरील बांधकाम क्षेत्र 339.03 चौ. मी. बिल्ट अप((Plot Number : ए - 96 ;))
(5) क्षेत्रफळ	1) 600.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तप.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अविनाश इंडस्ट्रीज तर्फे प्रोग्रापटर अविनाश डी. जगदाळे वय:-32; पत्ता:-प्लॉट नं: ए - 96, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एम. अय. डी. सी. तळोजा इंडस्ट्रीयल एरिया, पेंधर, ता. पनवेल, जि. रायगड, महाराष्ट्र, शहराष्ट: (:). पिन कोड:-410208 पॅन नं:-AHNPJ3887A
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. सोहेम इंडस्ट्रीज तर्फे प्रोग्रापटर संपदा सदिप साठ्य वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कांवनगंगा सोसायटी, ब्लॉक नं: 30/102, रोड नं: सुभाष रोड एक्सटेंशन बी, विलेपार्ले पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-BYSPS1354N
(9) दस्तावेज करून दिल्याचा दिनांक	24/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2018
(11) अनुक्रमीक, खंड व पृष्ठ	11333/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) खेरा	



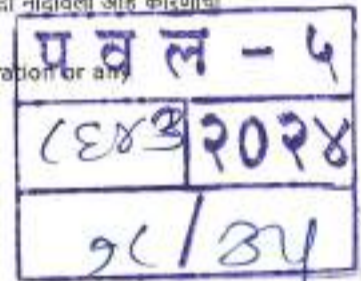
सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

मुल्यांकनासाठी विचारलेले तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाने तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

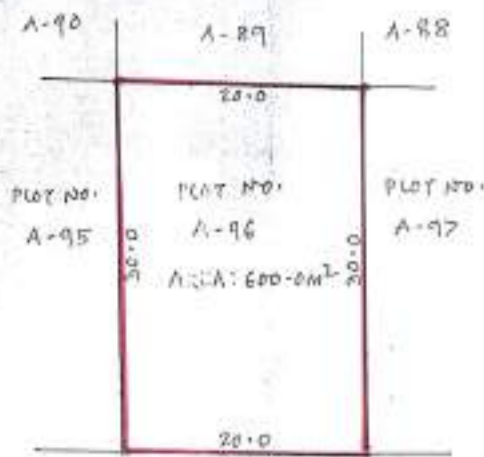
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



TALOJA INDUSTRIAL AREA

VILL: PANDHAR, TAL: PANVEL, DIST-RAIGAD

SCALE: 1CM=5.0M.



R O A



(महाराष्ट्र नारायणदास थोले)
Confirming Party

[Signature]
 HEAD SURVEYOR
 M.I.D.C. Regional Office
 Mahape



पं. नं. १८७
 २१ / २३



प व ल - ५
 १६१३ २०२४
 १९/३५

[Signature]
 (Address)

[Signature]
 REGIONAL OFFICE
 M.I.D.C. REGIONAL OFFICE
 MAHAPE



मजीमि



महाराष्ट्र औद्योगिक विकास महामंडळ

[महाराष्ट्र शासनाचा उपक्रम]

दूरधनी : ६३३ ५४ ५३ / ५३

तार : परिपत्रकेत.

टेलिफोन : ७११-३५८२

: पोचवेच नोंदणीकृत-वाक्ये :

**प्रादेशिक कार्यालय,
मजीमि, ठाणे विभाग,
वाक्ये इस्टेट,
ठाणे-४०० ६०४.**

मराठम. औद्योगिक. क्षेत्र,
महाप्रज्वली रोड, अंधेरी (पूर्व),
मुंबई-४०० ०३३.

व्यवस्थापक क्रमांक : म.जी.मि.म. / **प्रा.वा.वा. / ठा.वि. / ए-४२ / १२५३**

दिनांक : **22 FEB 1992**

विरण : **ठाणेवा** औद्योगिक क्षेत्र.

ठाणेवा येथील मूलेहाचे वाटप

संदर्भ : श्री. **नारायणराव व. फाळके व १ इतर,**

संशोधन विभागाचे दिनांक **९.१.१९९२** चा नमू.

आदेश :

ठाणेवा औद्योगिक क्षेत्रातील मूलेहा क्रमांक **ए-४२** चा / वे **५१०**

चौरस मीटर क्षेत्रफळाच्या जमिनीचे वाटप पुढील शर्तितना करण्यांत याहारे मान्यता देण्यांत येत आहे.

१) श्री. **नारायणराव व. फाळके** / सवंधी / कुमारी

हे सवंधी **ठाणेवा** वा नावाने मासक म्हणून व्यापार करीत असून त्याचे/तीचे कार्यालय **ठाणेवा** येथे आहे.

२) सवंधी **नारायणराव व. फाळके व दिवक नारायणराव फाळके, मा. गिदार, म. सागर**

इंटरप्रायझेस नावाच्या व सवंधीच्या तसेच त्या नावाने मागीलदरिंत घेई करीत असून त्यांचे नोंदणीकृत कार्यालय **ठाणेवा, तेंपट्टर-१८, वाक्यी नवी मुंबई-४०० ७०४** येथे आहे.

३) मे. **पवल - ५**

ही कंपनी, कंपनी अधिनियम, १९५६ च्या नोंदणी केलेली कंपनी असून तिचे नोंदणीकृत कार्यालय **ठाणेवा**

या जमिनीचे वाटप दर चौरस मीटरला रु. **२००/-** या दराने संगणित करून **५,०२,०००/-** रक्कम घ. **ठाणेवा** येथील **ठाणेवा** येथील शर्वीना अधीन राहून करण्यात येत आहे.

४) अर्वाशिवाय मिळालेली इतरांच्या रक्कम अधिवृत्त्याच्या रकमेत विमिश्रित करण्यांत देईल. वाटपपत्र प्लॉट मिळालेला स्थानितला हा आदेश मिळालेलापासून **१०** दिवसांच्या आत अधिवृत्त्याची राहिलेली रक्कम घ. **५२,०००/-** रकमे **ठाणेवा** येथील **ठाणेवा** येथील शर्वीना अधीन राहून भरावी लागेल.

५) वाटपपत्र स्थानितने अधिवृत्त्याची रक्कम वर नमूद केलेल्या शर्तितना मारण्याचे कसूर केलेल्या कोणत्याही प्रकारची नोंदीस न देता वाटप रद्द ठरविले जाईल.

६) वर उद्घृत केलेल्याप्रमाणे वर वाटप रद्द करण्यांत आले तर अर्वाशिवाय मिळालेली इतरांच्या संपूर्ण रक्कम अंत-करणांच्या महामंडळाच्या अधिकारात राहिल.

७) जमिन वाटपपत्राची मान्यतेच्या फारारच्या व त्यांच्या मान्यतेच्या बाबत अंतर्भूत असेल त्या बाबत व अर्वा लागू करण्यांत येतील आणि शर्तितना त्या पुढील प्रमाणे आहेत.

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२०/३५



ब) मूलतः वाटपयात व्यक्तिला महामंडळाने विहित केलेल्या नमुन्यात माझेपट्ट्याचा करार करून घ्यावा लागेल, आणि त्यातील शर्ती पाळून घेतल्यानंतर तो माझेपट्ट्या कार्यालयित करायच्या दिनांकापासून मोबाइलच्या संवाच्याम (९५) नमूनेच्या कालावधीसाठी माझेपट्ट्या वेला चाईत माझेपट्ट्याची आणि अभियुक्तीची रक्कम महामंडळ आपली १५ वर्षांच्या कालावधीसाठी माझेपट्ट्याच्या नुतनीकरणाचा आणि नुतनीकरणाच्या वेळी महामंडळ दरमिळ आढो शर्तीवर व अटीवर माझेपट्ट्याचा हक्कदार होईल.

ब) वाटप केलेल्या मूळशाण्या संदर्भात वार्षिक १ वरचा वा दराने वसुलीचे भुडे भराने लागेल.

क) मूळवाटपयात व्यक्तिला उक्त औद्योगिक क्षेत्राच्या कार्यकारी अभियुक्तीकडून प्रस्तावित कारखान्याच्या इमारतीचे वास्तुशिल्प नोंदवामने घेवना मान्यता मिळवानी लागेल आणि अशा मान्यता मिळवलेल्या आराखुलाख्यामामने उक्त इमारत बांधानी व पूर्ण करावी लागेल आणि त्याला उक्त औद्योगिक क्षेत्राच्या कार्यकारी अभियुक्तीकडून विहित कालावधीत इमारत पूर्ण केले्याचे प्रमाणपत्र मिळवामने लागेल.

द) महामंडळाच्या पूर्व परवानगीशिवाय, मूळतः वाटपयात व्यक्तिला, माझेपट्ट्याच्या कराराद्वारे होणारे फावदे, प्रत्यक्षरूपे किंवा अज्ञानस्थाने हस्तांतरित करणारे नाही किंवा अनिश्चित करणारे नाही किंवा वसुलीच्या किंवा वसुलीच्या कोणत्याही स्वरुपात किंवा कोणत्याही मोडाने, महामंडळ अशा पूर्वपरवानगीत नकार देऊ शकेल किंवा वादा अतिमूल्य आकारण्याच्या शर्तीत महामंडळाच्या क्षेत्र वाटपयात अशा शर्तीत अर्दीन राहून मंजुरी देऊ शकेल.

ई) मूलतः वाटपयात व्यक्तिला कारखान्याच्या प्रयोजनाचे वसुलीचा वापर करता येईल, मात्र त्याला माझेपट्ट्याच्या कराराच्या अनुषंगाने वाटपयात विनिर्दिष्ट केलेल्या इतर कोणत्याही उपकरणाकडून वापर करता येवना वापर करता येणार नाही आणि उक्त वसुली किंवा वसुलीचा भाग इतर कोणत्याही प्रयोजनासाठी किंवा दुर्गीची, दुर्गीचीपुस्तक इत्यादी कोटणे, घूस, घूस, वाद, घोटाळा, कंपनी किंवा आणीत्या नोका या कारणांमुळे अडेल किंवा कोणत्याही कारखान्याच्या प्रयोजनासाठी हे वसुली किंवा वसुलीचा कोणत्याही नमुन्याचा वापर करता येणार नाही.

फ) मूलतः वाटपयात व्यक्तिला इतर शर्ती व अटी या माझेपट्ट्याच्या कराराच्या व माझेपट्ट्याच्या विहित करारात अंतर्गत केलेल्यामामने राहतील.

ग) माझेपट्ट्याच्या करार आणि त्याची दुसरी प्रत तसेच माझेपट्ट्या व त्याची दुसरी प्रत तयार करणे व त्याची अंमलबजावणी करणे या क्षेत्रातील सुदकाचा खर्च तसेच नोंदणी फीच्या खर्चातून इत्यादी तयार करणे व त्याची अंमलबजावणी करणे या संदर्भात होणारा कायदेशिरिक खर्च मूलतः वाटपयात व्यक्तिले सोसायत्याला व भरानवाचा आहे.

व. व. ल. - ५
 1683/2028
 29/34



ISSUED
 22 FEB 1992

प्रति,
 सर्वश्री नारायणराव कृ. फाळके व इतर
 भागिदार ये. तानर इंटर्प्रायझेस,
 श्रीमंगल, सेक्टर-१७, वाशी,
 नवी मुंबई-४०० ७०३.

[वा. वि. नातू]
 क्षेत्र अधिकारी,
 महाराष्ट्र औद्योगिक विकास महामंडळ, मुंबई-४०० ०१३, ठाणे-४००६०४

- प्रति :
- १) व. न. न. व. या. या महाराष्ट्र औद्योगिक विकास महामंडळ, मुंबई-४०० ०१३.
 - २) कार्यकारी अभियुक्ती, महाराष्ट्र औद्योगिक विकास महामंडळ विभाग मंत्रालय, ठाणे.
 - ३) क्षेत्र अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, मुंबई-४०० ०१३, यांना ठाणे आराखुलाख्याचा पांच प्रती सादर करणे पाठविण्याची निर्णय करणारा येत आहे.
 - ४) क्षेत्र अधिकारी, कार्यालय क.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BUILDING COMPLETION CERTIFICATE

N./DE/TEJ/ 1361 /of'95,
Office of the Deputy Engineer,
A.I.D.C. Sub-Division, Taloja.

Date :- 26.7.95

TO,

M/s. Sagar Enterprises,
Plot No. A-96,
MIDC, Taloja Indl Area,
Tal. Panvel, Dist. Raigad.

Sir,

This is to certify that the development work/
erection/re-erection-or-alteration-is/of building/part-building
on plot No. A-96 in Engineering
Zone situated at Village Pendhar
Street/Road M-5 of Taloja Industrial Area
completed under the supervision of C.M. Semant Licensed
Architect/Engineer/Structural-Engineer/Supervisor, Licence No.
CA/80/6052 is permitted to be occupied/
not permitted to be occupied on the following grounds.

1. _____
2. _____
3. _____
4. _____

The details of construction are enclosed in
separate sheet.

Your's faithfully

(Signature)
DEPUTY ENGINEER,
MIDC, SUB DIVISION, TALOJA.



- 1/- Copy submitted to the Executive Engineer, MIDC,
Alibag Division Alibag for information.
D.A. :- As above.
- 2/- Copy submitted to the Regional Officer, MIDC,
Taloja for information.
D.A. :- As above.

N/232.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
 (A Government of Maharashtra Undertaking)

This is to certify that M/s. Sagar Enterprises allottee of plot No. A-96 in Talaja Industrial Area have completed the factory building work on the above said plot in accordance with the building plans approved vide letter No.DE/TLJ/ 1917/94 dt. 19.10.94 through the ~~licensee~~ Licensee & Architect, M/s.C.M.Samant

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१३/३५

Details of units constructed are as below :

Name of unit	Plinth area as per approved plan in m ² .	Built up area in sq.m.	F.S.I. Consumed
Factory building...	253.46	339.03	0.563



[Signature]
 Deputy Engineer,
 MIDC, Sub-Division,
 Talaja.

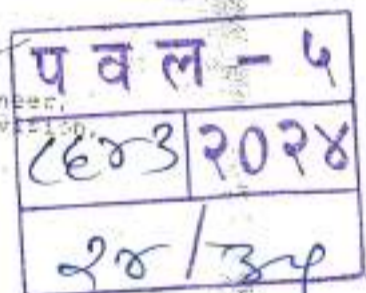
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/s. Sagar Enterprises,

Allottee of plot No. A-95 in
MIDC, Talaja Industrial Area, have completed their Internal
drainage works, with septic tank and seep pit for their factory
building as per this office drainage plans approval letter No.
DE/TLJ/1260/95 dt. 12.7.95 through the licensed
plumber M/s. Sheetal Enterprises, (D.No. BMC-1508)

mf
Deputy Engineer,
MIDC, Sub-Division,
Talaja.





MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)

Regional Office, MIDC, Opp. Khanda Colony, Near Flyover Bridge
New Panvel, Dist. Raigad -410206
Email: romauvel@midcindia.org 022-27483647

No. MIDC/RO/Panvel/TLJ/A-96/B95158/2023/
By R.P.A.D./Courier

Date : 11/10/2023

Sub :- Taloja Industrial Area
Plot No.A-96
Request for grant of consent for transfer of...

Ref:-(i) Your Online Application dated 01/09/2023
(ii) This Office Letter No.MIDC/ROMHP/TLJ/A-96/B95158
dt.20/09/2023.
(iii) Online payment dt.06/10/2023.



ORDER

Lease dated the 31st day of August, 2006 and Read Tr. order dt.07/08/2012 And Deed of Assignment dated 03/09/2012, And Tr.Order dt.23/08/2018 & Deed of Assignment dated 24/08/2018

Lessee :

1)Shri.Mohd. Shahid Ansari &
2)Shri.Mohd. Asif Ansari,
Partners of M/s.Bombay Marketing.

First Transferee :

Shri. Avinash Dagdu Jagdale,
Proprietor of M/s. Avinash Industries,

Second Transferee :

Smt. Sampada Sandeep Satam,
Proprietress of M/s.Soham Industries,

Third Transferee :

M/s.Chromatic Infosystems Pvt. Ltd.

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee, the Corporation in consideration of the stipulations and conditions on the part of the Lessee therein contained, granted in favour of the Lessee, a Lease of the above plot of Land bearing No.A-96 admeasuring 600 m² and the buildings & erections erected thereon in the manner specified in the said Lease.

The Lessee in pursuance of Sub-clause (v) of the Clause 2 of the said Lease represented to the Corporation for grant to them of consent for transfer and assignment of their interest under or the benefit of the said Lease in favour of the Shri. Avinash Dagdu Jagdale Proprietor of M/s. Avinash Industries (hereinafter called the "First Transferee") The Corporation has after due consideration of the said request of the Lessee granted its consent to the transfer and assignment of his interest under the said Lease in favour of First Transferee vide order dated the 27th day of August, 2012.

By a Deed of Assignment dated 3rd day of September, 2012 made between the Lessee of the One Part & the First Transferee of the Other Part & lodged for registration with the Sub.Registrar of Assurances at Panvel Under Sr.No.11058 on the 10th day of September, 2012, the Lessee did transfer & assign unto the First Transferee and the demise premises to hold the same for residue then unexpired of the term granted by the Indenture of lease dated 11th day of April 1988 at the rent reserved by and subject to the covenants and conditions contained in the said Lease.

The First Transferee in pursuance of Sub-clause (v) of the Clause 2 of the said Lease represented to the Corporation for grant to them of consent for transfer and assignment of their interest under or the benefit of the said Lease in favour of the Second Transferee. The Corporation has after due consideration of the said request of the Lessee granted its consent to the transfer and assignment of his interest under the said Lease in favour of First Transferee vide order dated the 23rd day of August, 2018.

By a Deed of Assignment dated 24th day of August, 2018 made between the First Transferee of the One Part & the Second Transferee of the Other Part & lodged for registration with the Sub.Registrar of Assurances at Panvel Under Sr.No.11333/2018 on the 27th day of August, 2018, the First Transferee did transfer & assign unto the Second Transferee and the demise premises to hold the same for residue

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then unexpired of the term granted by the Indenture of lease dated 11th day of April 1988 at the rent reserved by and subject to the covenants and conditions contained in the said Lease.

The Second Transferee in pursuance of Sub-clause (v) of the Clause 2 of the said Lease represented to the Corporation for grant to him of a consent for transfer and assignment of his interest under or the benefit of the said Lease in favour of *M/s. Chromatic Infosystems Pvt. Ltd.* (hereinafter called the "Third Transferee"). The Corporation has after due consideration of the said request of the Lessee decided to grant him consent to the transfer and assignment of his interest under the said Lease in favour of the Transferee for setting up unit their for "Manufacturing of all type of electronic products" subject to the following conditions:-

- 1) The Transferees shall pay to the Corporation sum of Rs.1,26,000/- (+) 18%GST Rs.22,680/- = Rs.1,48,680/- (Rupees One Lakh Forty Six Thousand Six Hundred Eighty Only.) towards Differential Premium which is paid by online on 06/10/2023 vide R.No.GL24327283.
- 2) The consent is restricted to the transfer and assignment of the said Lease in favour of the Transferee alone and in case the Transferee proposes to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the Transferee will have to make a fresh application for consent and that request will be examined as per guidelines of the Corporation prevailing at that time.
- 3) The Transferee shall obtain & produce MPCB's Consent prior to commencement of production.
- 4) The Transferee shall start the production within 2 years from the date of transfer order/letter.
- 5) The Transferee shall execute Deed of Assignment within 60 days from the date of transfer order.
- 6) No further request for transfer will be entertained unless the transferee goes into production activity.



KUMAR
NAMDEO
THALI

Digitally signed
by KUMAR
NAMDEO THALI
Date: 2023.10.11
10:37:04 +05'30'

Area Manager
MIDC, Panvel

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१९०३ २०२४
२९/३

To
Mrs. Sampada Sandeep Satam,
Prop. of M/s. Soham Industries,
At-Plot No.A-96, MIDC, Taloja Indl. Area
Tal-Panvel, Dist-Raigad.

Copy with compliments to:
M/s. Chromatic Infosystems Pvt. Ltd
206, Concorde Premises Co-Operative Scty. Ltd.
Sector-11, CBD-Belapur, Navi Mumbai-400614.
Wardhanga Society,

Copies submitted for information to :

1. The Chief Accounts Officer, MIDC, Mumbai - 400 093.
2. The General Manager (Legal), MIDC, Mumbai - 400 093.
3. The Technical Advisor, MIDC, Mumbai - 400 093.
4. The Executive Engineer, MIDC, Dn. Dombivali Dn. Dombivali.
5. The Executive Engineer, M.S.E.B., Panvel,

Copy with ltr. cc. to :

1. The Deputy Engineer, MIDC, SPA, Taloja Sub-Dn. Taloja.



Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

Udyog Sarathi, Mahakali Caves Road, Andheri (E), Mumbai-400093

Customer Copy

MIDC GST

No:27AAACM3560C1ZV

Invoice cum Receipt

M/s. Soham Industries

Industrial Area:

Taloja Industrial Area

Issuing Office: Panvel Regional Office

Receipt Number:

GL24327283

Plot No: A-96

Receipt Date:

06-10-2023

GSTIN: 27BYSP51354N1ZJ

Submission ID:

930152

State

Code:

Part A: With Tax

Sr No	Description	Amount	HSN/SAC	GST %	CGST	SGST	Sub-Total
1	Diff. Premium Deposit Lease of Plot - Industrial	126000.00	998599	18.00	11340.00	11340.00	148680.00
Total Amount		126000.00			11340.00	11340.00	148680.00

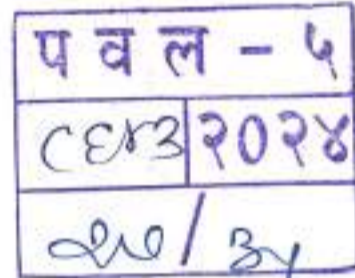
Amount Paid: Rs. 148680

Amount Paid In Words: One Lakh Forty Eight Thousand Six Hundred and Eighty Rupees Only

Payment Mode: INB

d373f127c8e94074b3e63c6f4d656c94e1e99dc7d221aab492f155fd43a693db

Please ensure that the taxes deducted are paid within the due date and provide Form 16A within the period stipulated in law



Maharashtra Industrial Development Corporation

Customer Copy



(A Government of Maharashtra Undertaking)

MIDC GST

No:27AAACM3560C1ZV

Udyog Sarathi, Mahakali Caves Road, Andheri (E), Mumbai-400093

Invoice cum Receipt

M/s. Soham Industries

Industrial Area:

Taloja Industrial Area

Issuing Office: Panvel Regional Office

Receipt Number:

GL24273450

Plot No: A-96

Receipt Date:

01-09-2023

GSTIN:

Submission ID:

930152

State Code:

Part A: With Tax

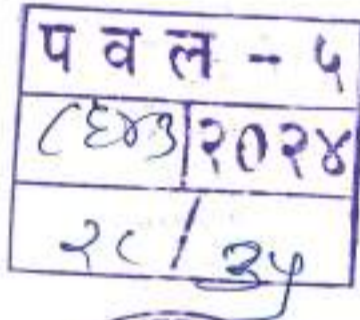
Sr No	Description	Amount	HSN/SAC	GST %	CGST	SGST	Sub-Total
1	PROCESSING FEE(MDG)	2000.00	998599	18.00	180.00	180.00	2360.00
Total Amount		2000.00			180.00	180.00	2360.00

Amount Paid: Rs. 2360

Amount Paid In Words: Two Thousand Three Hundred and Sixty Rupees Only

Payment Mode: INB

Please ensure that the taxes deducted are paid within the due date and provide Form 16A within the period stipulated in law





MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)

Regional Office, MIDC, Opp. Khanda Colony, Near Flyover Bridge
New Panvel, Dist. Raigad -410206
Email-ropanvel@midcindia.org ☎022-27483647

No. MIDC/RO/Panvel/TLJ/A-96/B95158/2023/
By R.P.A.D./Courier

Date : 20/09/2023

To,
Mrs. Sampada Sandeep Satam,
Prop. of M/s. Soham Industries,
At-Plot No.A-96, MIDC, Taloja Indl. Area
Tal-Panvel, Dist-Raigad.

Sub : Taloja Industrial Area,
Plot No.A-96,
Request for transfer of plot.

Ref: Your Online Application dated 01/09/2023.

Sir,

Please refer to your letter under reference.

In this connection, it is to inform you that the Corporation has examined your request and decided to transfer of Plot No.A-96, area 600 m² from Taloja Indl. Area, in favour of M/s.Chromatic Infosystems Pvt. Ltd., transferee for undertaking the activity "Manufacturing of all type of electronic products" subject to following condition that:

1. You shall pay Rs.1,26,000/- + 18%GST Rs.22,680/- =Rs.1,48,680/- (Rupees One Lakhs Forty Six Thousand Six Hundred Eighty Only.) being Differential Premium.
2. The Transferee shall obtain consent from MPCB and all other permissions from the appropriate authorities for their activity prior to commence of production on the plot.
3. Transferee shall have to obtain and produce all statutory permission which are applicable prior to commencement of their proposed activity.
4. The Lessee & Transferee shall adhere/binding all conditions of the Corporation's Circular No.मउीविम/भूविभागम.व्य.(भूमी)/सी-52073, दि.08/08/2016.
5. The Lessee/Transferor and the Transferee shall execute Indemnity Bond-cum-Affidavits on Rs.300/- stamp paper, notaries them and submit the same to the Labour Commissioner/Dy. Labour Commissioner and submit a copy of acknowledged letter to the Corporation.
6. The Lessee & Transferee at their own expense shall execute a Deed of Assignment as provided under clause of the Lease within a period of 60 days from the date of transfer order and shall submit a registered copy thereof to the Corporation.
7. The Transferee shall go into production activity within a period of 2 years from the date of transfer order.
8. You shall take full responsibility of any dues on account of MIDC & Govt. taxes etc. on behalf of the transferor/Lessee.

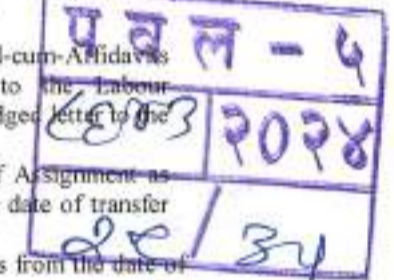
You are requested to make online payment as at (1) above as per demand created in Single Window System within a period of 30 days from the date of indicated on Single Window System and produce copy of undertaking-cum-Indemnity Bond as at Sr. No.5, before payment.

Yours faithfully,

**KUMAR
NAMDEO
THALI**

Area Manager,
MIDC, Regional Office, Panvel.

Digitally signed by
KUMAR NAMDEO THALI
Date: 2023.09.20
17:25:26 +05'30'





प व ल - ५
१६४३२०२४
३०/३५





CERTIFIED TRUE COPY OF EXTRACT OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S. CHROMATIC INFOSYSTEMS PVT.LTD. HELD ON 20/08/2023 AT THE REGISTERED OFFICE 706, CONCORDE PREMISES SOCIETY, PLOT NO. 66A, CBD BELAPUR, SEC-11, NAVI MUMBAI 400614

AUTHORISED SIGNATORY FOR TRANSFERING THE PLOT NO. A-96, TALOJA INDUSTRIAL AREA, MIDC TALOJA, VILLAGE PENDHAR, TALUKA - PANVEL, DISTRICT - RAIGAD 410208.

The Board discussed and agreed the same and passed the following resolution:

RESOLVED THAT consent of the company be and hereby taken a decision to Purchaser the property, i.e., Plot No. A-96, Taloja Industrial Area, MIDC, Village- Pendhar, Taluka- Panvel District - Raigad 410208.

RESOLVED THAT Mr. Shahbaaz Rashid Batey Authorized person of the company; be here by authorized to sign all the documents which is required for transfer of Plot on behalf the company to Attend, Execute, Sign & Register the Agreement for Assignment cum Sale and Deed of Assignment, Application for transfer at Regional Officer, MIDC Panvel or to do all such other act as may be required including signing of any forms, executing any documents making application to other related government departments and presenting at sub register office Panvel with related to Plot No. A-96, Taloja Industrial Area, MIDC Taloja, Village Pendhar, Taluka - Panvel, District - Raigad 410208.

FURTHER RESOLVED that all act deed and thing done by Mr. Shahbaaz Rashid Batey for transferring said property will be treated within the ambit of this resolution and shall be binding on the Board.

प व ल - ५
1832028
39/84

For M/s Chromatic Infosteams Pvt. Ltd.

Shahbaaz

Shahbaaz

Managing Director

Specimen Signature of Authorized Person

Mr. Shahbaaz Rashid Batey



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMPADA SANDEEP SATAM
 NARAYAN GANPAT SAWANT

15/04/1968

Permanent Account Number
BYSPS1354N


 Signature



भारत सरकार
Government of India



संपदा संदीप साठम
 Sampada Sandeep Satam
 जन्म तारीख / DOB : 15/04/1968
 स्त्री / Female



6034 9360 3127

आधार - सामान्य माणसाचा अधिकार

प व ल - ५
८६४३२०२४
३२/३५


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O: संदीप साठम, 102
 कंचनगंगा सीएचएस, सुभाष रोड
 एक्सटेंशन बिहाउठ गरवारे, मुंबई,
 विरोपार्ले (ईस्ट), महाराष्ट्र, 400057

Address: W/O: Sandeep Satam, 102
 Kanchanganga CHS, Subhash Road
 Extension Behind Garware, Mumbai,
 Wilepale (East), Maharashtra, 400057

6034 9360 3127



1947
 1800 300 1817


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आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT  **GOVT. OF INDIA**
 CHROMATIC INFOSYSTEMS PRIVATE LIMITED
 05/10/2016
 Permanent Account Number
 AAACC6628P
 Signature


आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT  **GOVT. OF INDIA**
 SHAHBAAZ BATEY
 RASHID ABDULLA BATEY
 06/11/1980
 Permanent Account Number
 JYP88826A
 Signature

पत्र - ५
18/3/2028
33/34



~~भारत सरकार~~
~~GOVERNMENT OF INDIA~~
 शाहबाज बटे
 Shahbaaz Batey
 जन्म तिथि / DOB : 06/11/1980
 पुरुष / MALE
 9187 9410 0449


आधार - आम आदमी का अधिकार

 **आधार**
~~भारत सरकार~~
~~GOVERNMENT OF INDIA~~
पता:
 बालन: रशीद अब्दुला बटे, सी/403
 लैंडमार्क सीएसएस प्लॉट न - ए /
 72, सेक्टर-23 नेरुल (ई), नवी मुंबई,
 जे.ए. महाराष्ट्र, 400706
Address:
 S/O: Rashid Abdulla Batey,
 B/403 Landmark CHS Plot No -
 A / 72, Sector-23 Nerul (E), Navi
 Mumbai, Thane, Maharashtra,
 400706

529/8643

रविवार, 02 जून 2024 12:34 म.नं.

दस्त गोषवारा भाग-1

पवल5

दस्त क्रमांक: 8643/2024

दस्त क्रमांक: पवल5 /8643/2024

बाजार मूल्य: रु. 1,51,73,730/-

मोबदला: रु. 2,35,00,000/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

पावती:9462

पावती दिनांक: 02/06/2024

अ. क्रं. 8643 वर दि.02-06-2024

सादरकरणाराचे नाव: मे. क्रोमॅटीक इन्फोसिस्टिम्स प्रा.लि. तर्फे
मॅनेजींग डायरेक्टर शहाबाज रशीद बटे . .

रोजी 12:30 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

कमी पडलेली फोटोपणे फी/नोंदणी फी 2000 रु. को
पावती क्र. 9422 दि. 22.06.2024 नव्याने कमुल.

एकुण: 600.00

Joint Sub Registrar Panvel 5

सह. दु. नि. सहायक वर्ग-२
पवल ५

Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: असाईनमेंट डीड

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

शिवका क्रं. 1 02 / 06 / 2024 12 : 30 : 54 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 02 / 06 / 2024 12 : 33 : 45 PM ची वेळ: (फी)



सादरकरणाराचे नाव: मे. क्रोमॅटीक इन्फोसिस्टिम्स प्रा.लि. तर्फे
मॅनेजींग डायरेक्टर शहाबाज रशीद बटे . .

सह. दु. नि. सहायक वर्ग-२
पवल ५

मिहून देणार

लिहून घेणार



02/06/2024 12:38:05 PM

दस्त गोष्वा भाग-2

पत्रसं

दस्ता क्रमांक: 8643/2024

दस्ता क्रमांक : पत्रसं/8643/2024

दस्ताचा प्रकार :- असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे. सोहम इंडस्ट्रीज तर्फे प्रो.प्रा. संपदा संदीप साठम . . पत्ता: प्लॉट नं: ., गाळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट क्र.ए-96, तळोजा एम.अप.डी.सी. इंडस्ट्रीयल परीया, पेधर, ता.पनवेल, जि. रायगड, महाराष्ट्र, राईराईर(००). पिन नंबर: BYSPS1354N	सिंहन देवार वय :- 55 स्वाक्षरी:- 		
2	नाव: मे. क्रोमॅटीक इन्फोसिस्टिम्स प्रा.लि. तर्फे मॅनेजिंग डायरेक्टर शहाबाज रशीद बटे . . पत्ता: प्लॉट नं: ., गाळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 706, कॉकड प्रिमापसेस सोसायटी, प्लॉट क्र.66ए, सी.बी.डी बेतापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर: AAGCC6628P	सिंहन घेणार वय :- 43 स्वाक्षरी:- 		

वरील दस्ताऐवज करून देणार तथाकथित असाईनमेंट डीड चा दस्त ऐकज करून दित्याचे कडुल करतात.
शिक्षा क्र.3 ची वेळ: 02 / 06 / 2024 12: 36 : 41 PM

ओळख:-

खालील दस्तम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-याना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: प्रसाद वने . . वय: 39 पत्ता: से-7 नविन पनवेल, जि. रायगड पिन कोड: 410206	 स्वाक्षरी 	
2	नाव: सुजित शेठी . . वय: 32 पत्ता: पनवेल, जि. रायगड पिन कोड: 410206	 स्वाक्षरी 	

शिक्षा क्र.4 ची वेळ: 02 / 06 / 2024 12 : 37 : 52 PM

Joint Sub-Registrar Panel 5

Payment Details.

st.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Chromatic Infosystems Pvt Ltd	eSBTR/Simple Receipt	69103332024030450418	MH016702017202324R	500.00	SD	0001609404202425	02/06/2024
2		DHC		0424020216305	500	RF	0424020216305D	02/06/2024
3	Chromatic Infosystems Pvt Ltd	eSBTR/SimpleReceipt		MH016702017202324R	100	RF	0001609404202425	02/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

B643 /2024

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प्रमाणित करणेत घेते की, मदार दस्तास एकूण 34घाने आहेत, पुस्तक क्र. 9क्रमांक 8643/2024 घा मॉदला.Chandee

सह दुष्पय निबंधक वर्ग-२, पनवेल-५,

दिनांक 02 जून 2024

Scanned Doc. No, 8643

Time 5.57 PM

Date 21/6/24

