



19/01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 759/2019

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4236544.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: युनिट नं 123, माळा नं: 1 ला मजला, इमारतीचे नाव: गाला कॉम्प्लेक्स प्रिमायसेस सी एस लिमिटेड, ब्लॉक नं: गाला इंडस्ट्रियल इस्टेट,दिनदयाल उपाध्याय मार्ग, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: घसारा 40% व बांधकाम वर्ष 1984-85. सदर मिळकतीचे मोजे-मुलुंड पश्चिम,सी टी एस नं 744,744/1 व 744/2,युनिटचे क्षेत्रफळ 422 चौ फूट बांधीव.( ( C.T.S. Number : 744, 744/1 व 744/2 ; ) )
(5) क्षेत्रफळ	1) 39.22 चौ.मीटर
(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:-नरेंद्र वेंकटराव देराजे वय:-49; पत्ता:-प्लॉट नं: रो हाऊस नं 5 व 6, माळा नं: -, इमारतीचे नाव: निलकंठ ग्रीन्स, ब्लॉक नं: मुल्लाबाग, हॅप्पी वॅल्लीच्या मागे, रोड नं: मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AELPD4779C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ट्रान्स्केम इम्पेक्स प्रा.लि. चे संचालक प्रशांत चंपकलाल शेठ वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. सी - 503, माळा नं: -, इमारतीचे नाव: आशा नगर फेज 2 को ऑपरेटिव्ह हाऊसींग सोसायटी लिमिटेड, ब्लॉक नं: ऑफ पी के रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AADCT9029L 2): नाव:-ट्रान्स्केम इम्पेक्स प्रा.लि. चे संचालक छाया पियुष दंड वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं. सी -503, माळा नं: -, इमारतीचे नाव: आशा नगर फेज 2 को ऑपरेटिव्ह हाऊसींग सोसायटी लिमिटेड, ब्लॉक नं: ऑफ पी के रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AADCT9029L
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	759/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:



CHALLAN  
MTR Form Number-6



GRN	MH010169015201819M	BARCODE			Date	03/01/2019-12:23:49	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)	AADCT9029L				
Location	MUMBAI			Full Name	TRANSCHEM IMPEX PVT LTD				
Year	2018-2019 One Time			Flat/Block No.	UNIT NO 123, GALA COMPLEX PREMISES CO				
Account Head Details				Amount In Rs.	Premises/Building				
0030045501 Stamp Duty				245000.00	OP SOC LTD करल-२				
0030063301 Registration Fee				30000.00	MULUND WEST				
					Area/Locality MUMBAI २०१९				
					Town/City/District				
					PIN 4 0 0 0 8 0				
					Remarks (If Any)				
					PAN2=AELPD4779C~SecondPartyName=NARENDRA VENKATRAO				
					DERAJE~				
Total				2,75,000.00	Amount In Words	Two Lakh Seventy Five Thousand/Rupees Only			
Payment Details				PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172019010390226 030419M957638			
Cheque/DD No.				Bank Date	RBI Date	03/01/2019-16:24:45		Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9223586635

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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*S. P. Dand*



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P. & Dehkh  
C. & C.P. Dend

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai, on this 19<sup>th</sup> day of January 2019 BETWEEN SHRI NARENDRA VENKATRAO DERAJE, age 49 years, an Indian Inhabitant, having address at Row House No. 5 & 6, Neelkanth Greens, Mullabaug, Behind Happy Valley, Manapada, Thane – 400 610, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the ONE PART:

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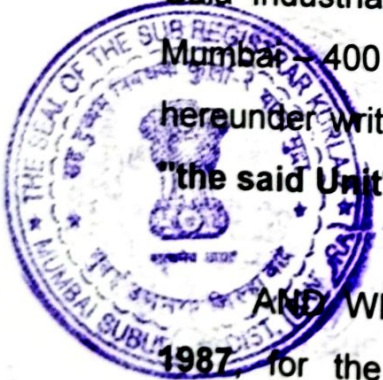
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AND

**TRANSCHEM IMPEX PVT. LTD.**, a Private Limited company registered under the Companies Act, 1956, having address at C-503, Asha Nagar Phase II Co-operative Housing Society Ltd, off P. K. Road, Mulund (West), Mumbai – 400 080, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART**

WHEREAS by an **Agreement dated 28<sup>th</sup> February 1987**, for the consideration and on the terms and conditions contained therein, **M/S. AVIN ENTERPRISE** purchased from **M/S. GALA WOOD WORKS**, the Industrial Premises, bearing **Unit No. 123**, admeasuring **422 Sq. Ft. Built up area or thereabouts**, located on the **1<sup>st</sup> Floor**, in the Building known as "**Gala Complex**", situated at Gala Industrial Estate, Dindayal Upadhyay Marg, Mulund (West), Mumbai – 400 080 and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "**the said Unit**").



**AND** WHEREAS by an **Agreement dated 27<sup>th</sup> November 1987**, for the consideration and on the terms and conditions contained therein, the said **M/S. AVIN ENTERPRISE**, sold, transferred and conveyed the said Unit to **(1) K. KRISHNAN & (2) SHIRISH KRISHNAN**.

**AND** WHEREAS incidental to the holding of the said Unit, the said **(1) K. KRISHNAN & (2) SHIRISH KRISHNAN** were enjoying membership rights of the "**Gala Complex Premises Co-operative Society Limited**"; the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. **BOM/WT/GNL/C-1225** dated **4/10/1989** (hereinafter for the

sake of brevity referred to as "the said Society") covered by Five fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 116 to 120 (both inclusive) incorporated in the Share Certificate No. 24 (hereinafter for the sake of brevity referred to as "the said Shares") of the said Society issued in favour of K. KRISHNAN.

AND WHEREAS by Sale Deed dated 30<sup>th</sup> March 2007, registered in the Office of the Sub-Registrar of Assurances at Kurla-4, under Sr. No. BDR-14/2110/2007, for the consideration and on the terms and conditions contained therein, the said the said (1) K. KRISHNAN & (2) SHIRISH KRISHNAN, sold, transferred and conveyed the said Unit together with the said Shares of the said Society to SHRI NARENDRA VENKATRAO DERAJE.

AND WHEREAS under the circumstances stated hereinabove, as on today, the TRANSFEROR is the absolute owner of the said Unit and holding the said Shares of the said Society free from all the encumbrances.

AND WHEREAS on coming to know the intention of the TRANSFEROR regarding sale of the said Unit, the TRANSFEREES approached the TRANSFEROR and negotiated for sale and transfer of the said Unit and the said Shares of the said Society in their favour, free from encumbrances and during the course of negotiations, the TRANSFEROR made following representations to the TRANSFEREES in respect of the said Unit i.e.

- a. There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFEROR in respect of the said Unit.

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b. There are no attachments or prohibitory orders against the said Unit and the said Unit is not subject matter of any lis pendens or attachments either before or after judgments.

c. The TRANSFEROR has not received any notice either from Income Tax, Sales Tax or Wealth Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Unit.

d. There are no claims of any nature whatsoever by any person or persons or by Government, Municipal Corporation or any other person or authority in or upon or against the said Unit.

e. The said Unit is mortgaged with the Indian Overseas Bank, Naupada Branch and except the said mortgage, there are no other encumbrances created against the said Unit and the title of the TRANSFEROR to the said Unit is clear, marketable and free from all encumbrances.

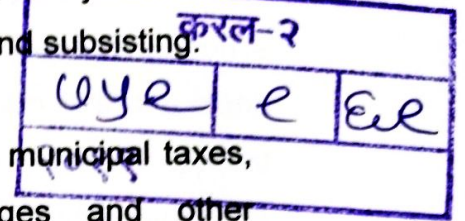


f. Except TRANSFEROR, no other person/s or authority have got any right, title or interest of whatsoever nature against the said Unit.

g. The TRANSFEROR has not been adjudicated insolvent nor he has committed any act of insolvency nor is there any order of any Court or Authority restraining him or creating any inability from entering in to this agreement.

h. The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act, U.L.C. Act or under Maharashtra Land Revenue Code, or under any other Statute from disposing off the said Unit or any part thereof in the manner stated in this Agreement.

i. The TRANSFEROR has abided and complied with rules, regulations and bye-laws of the said Society and his membership of the said Society is still valid and subsisting.



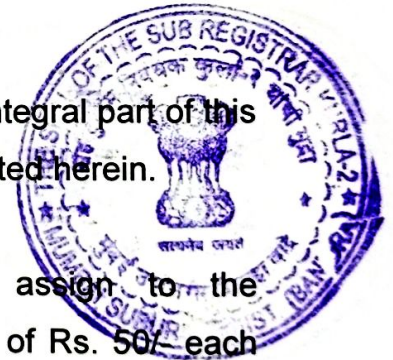
j. There are no arrears against him regarding municipal taxes, maintenance, outgoings, electricity charges and other charges in respect of the said Unit.

Relying upon the aforesaid representations made by the TRANSFEROR, the TRANSFEREES agreed to purchase the said Unit on ownership basis and incidental thereto transfer of the said fully paid up shares of the said Society free from encumbrances, for the consideration of ₹.49,00,000/- (Rupees Forty Nine Lakh only) and on the terms and conditions appearing hereinafter.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-**

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.

2. The TRANSFEROR hereby agrees to assign to the TRANSFEREES the said fully paid up five shares of Rs. 50/- each bearing distinctive Nos. 116 to 120 (both inclusive) incorporated in the **Share Certificate No. 24** standing in the name of the TRANSFEROR in the books of the said **Gala Complex Premises Co-operative Society Limited**; Incidental to the said assignment, the TRANSFEROR further agree to sell, transfer and convey to the TRANSFEREES his right, title and interest in the said Industrial Premises, bearing **Unit No. 123**, admeasuring **422 Sq. Ft. Built up area or thereabouts**, located on the **1<sup>st</sup> Floor**, in the Building known as **Gala Complex Premises Co-operative Society Limited**,



~ ~

Handwritten signature

situated at Gala Industrial Estate, Dindayal Upadhyay Marg, Mulund (West), Mumbai- 400 080 and more particularly described in the schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Unit for the consideration of ₹.49,00,000/- (Rupees Forty Nine Lakh only). The said amount of the consideration shall be paid by the TRANSFEREES to the TRANSFEROR in the following manner that

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₹.10,50,000/-	₹.38,50,000/-	₹.49,00,000/-
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(a) ₹.10,50,000/- (Rupees Ten Lakh Fifty Thousand only) by way of part consideration amount paid on or before execution hereof (the payment and receipt whereof the TRANSFEROR DO hereby admit and acknowledge).

AND

(b) ₹.38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only) being a balance consideration amount to be paid by way of obtaining loan from the Bank or Financial Institution within a period of 45 days from the date of Registration of this Agreement and/or at the time of taking over possession of the said Unit.



(The time being the essence of this Contract)

The said balance consideration shall be divided in two heads i.e. (a) clearance of outstanding loan of the said Indian Overseas Bank, Naupada Branch, directly on account of the TRANSFEROR and (b) Balance consideration, if any, on clearance of the said loan shall be directly paid to the TRANSFEROR.

On clearance of loan from Indian Overseas Bank, Naupada Branch, the TRANSFEROR hereby authorized the TRANSFEREES financial institution to obtain no dues certificate and the original title

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deeds in respect of the said Unit from the said Bank, Naupada Branch.

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Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest of the TRANSFEROR in the said Unit in favour of the TRANSFEREES till the balance consideration is paid by the TRANSFEREES to the TRANSFEROR in full and final satisfaction as agreed herein.

3. The TRANSFEROR declare that he is the absolute owner of the said Unit and holding the said Shares of the said Society and he is holding the said Unit quietly without any claim or obstruction from any other persons. The TRANSFEROR further declare that he has good right, full power and absolute authority to convey, transfer and assure the said Unit hereby agreed to be transferred, conveyed and assigned to the TRANSFEREES as aforesaid and he has not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Unit may be rendered void or voidable.



4. The TRANSFEROR shall indemnify and keep the TRANSFEREES their successors and assigns indemnified saved defended and harmless of from and against any loss, damage, suit, action, demands, claims and prejudice sustained, or the cost, charges and expenses incurred on account of:

- (a) the title of the said TRANSFEROR to the said Unit being disputed or any claim being made thereto by anybody else;
- (b) any act done by the said TRANSFEROR and / or his predecessor-in-title, if any, prior to the execution of these presents and relating to the said Unit; and
- (c) the representations made herein by the said TRANSFEROR turning out to be false or otherwise.

*Shah*

5. On receiving full consideration as mentioned herein above, the TRANSFEROR and/or Indian Overseas Bank, Naupada Branch shall hand over to the TRANSFEREES the title documents in his/their custody, in respect of the said Unit. The TRANSFEROR undertakes to give full co-operation and produce the relevant title documents in his and/or Indian Overseas Bank, Naupada Branch custody, for disbursement of loan, if any, to the TRANSFEREES.

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6. The TRANSFEROR declare that the said Unit is mortgaged with the said Indian Overseas Bank, Naupada Branch and except the said mortgage it is free from all the encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial Institutions. The TRANSFEROR further declare that he has not entered into any agreement for transfer, sale or leave and license or let out in respect of the said Unit with any other person or persons.



7. At present the said Unit is in lawful physical possession of the TRANSFEROR. Without reserving any right, the TRANSFEROR will hand over peaceful physical possession of the said Unit to the TRANSFEREES on receiving the full consideration as agreed. The TRANSFEROR do hereby covenant with the TRANSFEREES that after taking the possession of the said Unit, the TRANSFEREES shall enjoy quietly and peacefully and occupy the said Unit without any hindrance, denial, demands, interruption or eviction by the TRANSFEROR or any person lawfully or equitably claiming through, under or in trust for the TRANSFEROR.

8. All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Unit shall be paid by the TRANSFEREES from the date of taking over possession of the said Unit and till then, the TRANSFEROR shall pay all the taxes,

electricity charges, maintenance charges and other outgoings to the respective Authorities.

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9. The TRANSFEREES confirm that before execution of this Agreement, they have personally inspected the said Unit and satisfied themselves regarding area, quality of construction and condition thereof. In future, the TRANSFEREES shall not raise any objection or dispute regarding the said issues. If further renovation or repairs are required, the same shall be done by the TRANSFEREES.

10. The TRANSFEREES shall from the date of taking over possession of the said Unit abide themselves by the rules and regulations of the said Society and pay the taxes and all other outgoings in respect of the said Unit, as and when the same become due for payment and keep the TRANSFEROR indemnified in respect thereof till the time the TRANSFEREES are admitted as the members of the said Society in respect of the said Unit.

11. The TRANSFEROR and the TRANSFEREES will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said Unit and the said Shares of the said Society to the TRANSFEREES in the books of the said Society and other appropriate authorities.



12. The TRANSFEROR shall obtain the consent or no objection certificate from the said Society for transferring the said Unit and the said Shares of the said Society in favour of the TRANSFEREES.

13. The premium / Transfer fee of the said Society in respect of the transfer of the said Unit and the said Shares of the said Society will be borne and paid by the TRANSFEROR and TRANSFEREES equally.

*Handwritten signatures and initials at the bottom of the page, including 'N x' and 'A. S. S.'.*

14. Electricity / Water Meters deposits, Sinking Fund and all the amount standing to the credit of the TRANSFEROR in the books of the said Society in relation to the said Unit shall be transferred in the name of the TRANSFEREES on payment of full consideration as agreed. २

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15. The Stamp Duty and Registration Charges of this Agreement shall be borne and paid by the TRANSFEREES alone. The TRANSFEROR and the TRANSFEREES undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Unit in the record of the Sub-Registrar of Assurances.

16. The TRANSFEROR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFEROR in the said Unit to the TRANSFEREES but subject to the payment of full consideration as agreed herein.



17. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement, same shall be referred to Sole Arbitrator to be appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration and Conciliation Act, 1996.

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

**-THE SCHEDULE ABOVE REFERRED TO-**

THE INDUSTRIAL PREMISES bearing Unit No. 123, admeasuring 422 Sq. Ft. Built up area or thereabouts, located on the 1<sup>st</sup> Floor, in the Building known as Gala Complex Premises Co-operative Society Limited, situated at Gala Industrial Estate, Dindayal Upadhyay Marg, Mulund (West), Mumbai- 400 080, standing on Plot of land bearing C.T.S. No. 744, 744/1 and 744/2 of Village Mulund (West), Taluka Kurla, District Mumbai Sub-urban, within the limits of "T" ward of Mumbai Municipal Corporation. The Construction of the said building is constructed in the year 1984-85 and it is consisting of Ground plus 3 floors, with lift Facility.

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**SIGNED SEALED AND DELIVERED**

By the withinnamed TRANSFEROR  
**SHRI NARENDRA VENKATRAO DERAJE,**  
PAN: AELPD4779C

x N. N. Maw



*witnesses*

In the presence of

1. [Signature]

2. [Signature]

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**SIGNED SEALED AND DELIVERED**  
 By the withinnamed TRANSFEREES  
**TRANSCHEM IMPEX PVT. LTD.**

PAN: AADCT9029L

Through its Director

**(1) MR. PRASHANT CHAMPAKLAL SHETH,**

PAN: AAVPS6381D



**(2) MRS. CHHAYA PIYUSH DAND,**

PAN: BECPD5638A



In the presence of

Witnesses:

1. Name: Piyush Mahendra Pand.

Address: D-101/102, Vardhaman  
 Nagar Co-op. Hou. Soc., Dr. R. P.  
 Road, Mulund (W) - Mumbai - 80.

Signature:

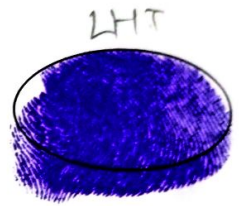
2. Name: Komal Prashant sheth.

Address: C - 503, Asha Nagar,  
 Phase - II, CHSL, Off. P. K. Road,  
 Mulund - W, Mumbai - 80.

Signature:

For TRANSCHEM IMPEX PVT.

x



For TRANSCHEM IMPEX PVT.

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# GALA COMPLEX PREMISES CO-OP SOCIETY LTD.

(Redg no BOM/GNL / C-1225 of 1989)

Gala Industrial Estate, Dindayal Upadhyaya Marg , Mulund (w) Mumbai 400080

MAIL ID: [galacomplxcoop333@gmail.com](mailto:galacomplxcoop333@gmail.com) Telephone no : 02225906333

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Date: 04.01.2019.

## TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT SHRI.NARENDRA VENKATRAO DERAJE IS A MEMBER OF OUR SOCIETY HAVING ADDRESS AT UNIT NO.123 ON THE 1<sup>ST</sup> FLOOR.AS PER RECORD OF THE SOCIETY WE HEREBY STATE THAT:

- 1) THE SAID BUILDING IS CONSTRUCTED ON THE PLOT OF LAND BEARING C.T.S.NO.744 IN THE REVENUE VILLAGE OF MULUND (WEST).
- 2) THE AREA OF THE SAID UNIT IS 422 SQ FT BUILTUP.
- 3) THE CONSTRUCTION OF THE SAID BUILDING IS COMPLETED IN THE YEAR 1984/85.
- 4) THE SAID BUILDING IS CONSISTING OF GROUND PLUS THREE UPPER FLOORS WITH LIFT FACILITIES.



THE SOCIETY HAVE NO OBJECTION IF THE SAID MEMBER TRANSFERRED THE SAID UNIT PREMISES IN FAVOUR OF PROSPECTIVE BUYER.

Regards,

For Gala Complex Premises Co-Op Society Ltd.

Hon, Chairman      Secretary      Treasurer



**SHARE CERTIFICATE**

**GALA COMPLEX PREMISES CO-OPERATIVE SOCIETY LIMITED**

(Register under the M. C. S. Act, 1960, Registration No. Bom./WT/GNL/C-120501, 4-10-1989)

Dindayal Upadhyay Marg, Mulund (West), Bombay-400 080. Upadhyay Marg, Mulund (West), Bombay-400 080.

Serial No. 24

Authorised Share Capital Rs. 8,00,000 Divided into 16,000 Shares each of Rs. 50/- only

Member's Registration No. 24 Gala No. 123

**THIS IS TO CERTIFY** that Shri/Smt. *K. Krishnam*

of BOMBAY is the Registered Holder of 5 (Five) Shares from No. 116 to 120 of Rs. 250/- (Rupees Two hundred fifty only) in

**GALA COMPLEX PREMISES CO - OPERATIVE SOCIETY LIMITED**, Mulund (West), Bombay-400 080, Subject to the bye-laws of the said Society and that upon each of the sum of Rupees Fifty hundred paise such shares

GIVEN under the Common Seal of the said Society at Bombay this 20<sup>th</sup> Day of October, 1990



*P. M. Chaturvedi*  
Chairman

Hon. Secretary

*21/10/90*  
Member of the Committee



20	21	22
20	21	22

करल-२



करल-२

७५९ २२ ६९

२०१०

Sr. No. of Transfer	Date of General body / Managing Committee Meeting at which Transfer was approved	To Whom Transferred	Register at which the transfer of shares held by the Transferer are registered	Register at which the name of the Transferee is recorded
1	21-5-2007 <i>MMDellwii</i>	Mrs. Nalendaa Venkatasai <i>Dejai</i> f. S. Khadke	24. ✓	Committee Member <i>P.K.</i>
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
	Chairman	Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



करल-२  
 ७५६ २६ ६६  
 २०१९

करल-४  
 २२५२ २१ १२  
 २०१७

मुहम्मद महानगरपालिका  
 MUNICIPAL CORPORATION OF GREATER BOMBAY

Officers of the  
 Municipal Corporation of Greater Bombay  
 १०६० Greater Bombay  
 २०१६

To: Shri Ashok Shanbhag,  
 Licensed Surveyor,  
 Mulund, Bombay 400 080.

Subj: Part occupation permission (i.e. full structure marked 'A') of the Industrial estate building on plot bearing C-25 No. 744/1, 744/2, & No. 294 (part) and Upadhyaya Marg, Mulund (West), Bombay.

Sir,

With reference to your letter dated 20-1-2019 to inform you that there is no objection to your client occupying the structure marked 'A' of the premises by you in the pink colour on the completion plan submitted by you after obtaining water connection from the Public Engineer, Water Works Department and subject to the following conditions:-



- 1) That the certificate under section 270A of Bombay Municipal Corporation Act shall be submitted within 3 months from the date hereof.
- 2) That the No-Objection Certificate from the Aviation Department for the height of the building shall be submitted within 6 months from the date hereof.
- 3) That the pending conditions of this Intimation of Disapproval shall be complied with.
- 4) That the work shall be completed within 6 months from the date hereof.

(Note) - This permission is issued without prejudice to the actions under sections 270A, 305 & 353A of the Municipal Corporation Act.

Please also note that if any of the objections is not complied with and if the approved plan is found changed from the Municipal Corporation, the permission granted to your client shall be null and void and you shall be liable to cut off the water supply to your client.



Respectfully,  
 Assistant Engineer, Mulund, Greater Bombay.

02

करल-२		
७५९	२७	६९
२०९९		

करल-४		
१०६४	१५	२०
२०९६		

करल-४		
११३५	३०	५९
२०९७		

CE/2535/B.P.

-2-

20 OCT 1984

Copy forwarded for information to the a/cr Shri...

CVJ/20/10/84/-

Executive Engineer, Bldg. Proj. (Eastern Suburbs)



**करल-२**  
 ७५९ २८६६  
 २०१९

**करल-४**  
 १०६४४ १८४०  
 २०१८



**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**  
**मालमत्ता कर देयक**

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

मालमत्ता लेखा क्रमांक TX040044C180000	मालमत्ता करवर्ष 2018-2019	देयक क्रमांक 201810BIL07282500 201820BIL07282503	देयक दिनांक 18/05/2018
पक्षकाराचे नाव व पत्ता : SHRI SHAMJI JAKHOO GALA AND ORS C/O GALA IND PRMISES.CO OP SOC LTDDUMPING ROAD MULUND WEST MUMBAI 80		प्रेषक - राहा. क. व सं. / विभाग : Asstt. Assessor & Collector. T Ward Municipal Office, Ground Floor, Room No.3.7 Lala Devidayal Road, Mulund(West), Mumbai 400 080.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी. डी. एस. क्र. / फ्लॉट क्र., गावार्थे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे T-1032(2AB) 10A DUMPING GROUND ROAD GALA INDUSTRIAL E STATE UNIT NO 2 SHRI SHAMJI JAKHOO GALA AND MO RARJI JAKHOO GALA			
प्रथम करनिर्धारण दिनांक 01/10/1985	जलजोडणी क्रमांक :	एकूण भोंडवली मूल्य : ₹ 334293485	
अधारी Thirty-Three Crore Forty-Two Lac Ninety-Three Thousand Four Hundred Eighty-Five Only			
देयक तयार करतवेळी ३१/३/२०१० या तारखेपर्यंतची धकदाकी ₹ 0 ०१/०४/२०१० या तारखे नंतरची धकदाकी ₹ 0			
देयक कारावाची : 01/04/2018 ते 31/03/2019			

कराचे नाव :	01/04/2018	ते	30/09/2018	01/10/2018	ते	31/03/2019
सर्वसाधारण कर			122341			122341
जल कर			0			0
जललाभकर			77029			77029
मलनिःसारण कर			0			0
मलनिःसारण शुल्क			47566			47566
म न प शुल्काव्यय			45313			45313
राज्य प्रत्येक			36258			36258
राज्य प्रत्येक			9058			9058
वृक्ष उपकर			2276			2276
पदकर			58916			58916
एकूण देयक रक्कम			398757			398757
कलम १०० अ नुसार देहाचे इवकम			0			0
संशोधनद्वारे प्राप्त कराची दमग			0			0
अली बट्ट योजनानुसार लाभार्थी रक्कम			0			0
अली बट्ट च्या लाभाधिकारिता समायोजित केलेली रक्कम			0			0
आगाऊ अधिदायाचे समायात्र			0			0
धरादायाची निव्वळ रक्कम			0			0
३०.०६.२०१८ पर्यंत धरादायाची निव्वळ रक्कम			398757			398757
३१.०३.२०१८ पर्यंत धरादायाची निव्वळ रक्कम			391734			384710
३१.०३.२०१८ नंतर धरादायाची निव्वळ रक्कम			395245			388220
अधारी रकमे			398757			398757
अंतिम देय दिनांक			26/08/2018			31/12/2018

To make payment through NEFT:  
 IFSC - SBIN0COLLE 2, Beneficiary A/C No- BMCPTX0400440180000, Name-MCGM Property Tax  
 Please note, payment done through NEFT will be collected against oldest bills first.

\* अली बट्ट इन्वेस्टींग स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकासमोक्त महिले ११ अंक इमारतीची यू. आइडी. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडी. संकेत लावण्याच्या प्रकल्प महापालिकेने हाली घेतला आहे. त्यामुळे महापालिकेच्या वेबसाईट व क्लिअरिंगसाठी मध्यवहारात सदर यू. आइडी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

दयिदास शि. क्षीरसागर

# GALA COMPLEX PREMISES CO-OPERATIVE SOCIETY LTD.

Registration No. BOM / WT / GNL / C-1225 OF 1989 Dated: 01/10/1989  
 Gala Industrial Estate, Dindayal Upadhyaya Marg, Mulund West, Mumbai - 400029

Mail id: [galacomplxcoop333@gmail.com](mailto:galacomplxcoop333@gmail.com)

Telephone No: 02225906333

**RECEIVED**  
 2018

## BILL

Unit No. : 123

Area : 422

SqFt

Bill No : 320

Name : Mr. Narendra V Deraje

Bill Date : 01/10/2018

Bill for : October, November, December

Due Dat : 31/10/2018

Sr.	PARTICULARS OF CHARGES	AMOUNT
1	Maintenance Charges	2,848.00
2	Repair Fund	380.00
3	Sinking Fund	427.00
4	Municipal Tax	1,390.00
Total		4,745.00
Add: Donation		250.00
Add: Education Cess		30.00
Previous Arrears		62,459.00
Add: Interest		1,295.00
Total Due Amount & Payable		68,779.00

(Rupees Sixty Eight Thousand Seven Hundred Seventy Nine Only)

### E.&O.E.

- 1.) Please pay by A/c payee cheque only in favour of "Gala Complex Premises Co-Op Soc Ltd."
- 2.) Interest @ 21% will be charged for payment not received before due date.
- 3.) Interest not charged on Municipal Tax

For GALA COMPLEX PREMISES CO-OPERATIVE SOCIETY LTD.

NORECEIPT



Authorized Signature

*Gala Complex Premises*



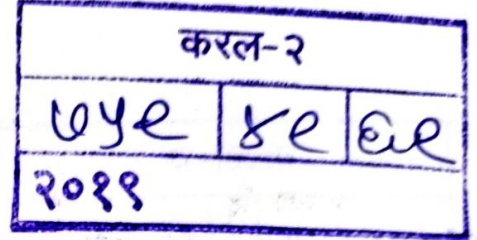
# TRANSCHEM IMPEX PVT. LTD.

DEALERS IN : CHEMICALS, SOLVENTS & DYES

Regd. Office : C/503, Asha Nagar Phase II CHSL, Off. P. K. Road, Mulund (West), Mumbai - 400 080.

Correspond Add. : 204, Gala Complex, 2nd Floor, Dindayal Uppadhaya Marg, Mulund (W), Mumbai - 400 080.

Tel. : 91-22-25923129 • Telefax : 91-22-25923130 • E-mail : transchemimpex@gmail.com



## BOARD RESOLUTION

BOARD RESOLUTION NO. 09

DATED: 03/01/2019

BOARD OF DIRECTORS OF "TRANSCHEM IMPEX PVT. LTD.," DECIDED TO PURCHASE AN INDUSTRIAL PREMISES BEARING "UNIT NO. 123", ON THE "1<sup>ST</sup>" FLOOR OF THE BUILDING KNOWN AS "GALA COMPLEX PREMISES CO-OP SOC. LTD.," C T S NO. "744, 744/1, 744/2," FROM THE SELLER "SHRI NARENDRA VENKATRAO DERAJE."

THE COMPANY HAS RESOLVED AND HEREBY APPOINTS AND AUTHORIZED "(1) MR. PRASHANT CHAMPAKLAL SHETH & (2) MRS. CHHAYA PIYUSH DAND DIRECTORS OF TRANSCHEM IMPEX PVT. LTD.," TO SIGN AND EXECUTE AGREEMENT FOR SALE IN RESPECT OF THE ABOVE SAID PREMISES AND TO REPRESENT THE COMPANY, TO APPEAR AND ADMIT EXECUTION, AND TO SIGN ANY FORMS, DOCUMENTS BEFORE THE REGISTRAR, SUB - REGISTRAR OF ASSURANCES, AND/OR ANY OTHER AUTHORITY FOR EFFECTIVELY REGISTERING THE SAID AGREEMENT.



FOR, TRANSCHEM IMPEX PVT. LTD.,  
For TRANSCHEM IMPEX PVT. LTD.

  
DIRECTOR **Director**

  
DIRECTOR **Director**

PLACE: MUMBAI

DATE:

"TRUE COPY"

THE ABOVE RESOLUTION IS TRUE COPY OF THE ORIGINAL RESOLUTION NO. 09 DATED: 03/01/2019





**CHALLAN**  
**MTR Form Number-6**



GRN	MH010169015201819M	BARCODE	[Barcode]		Date	03/01/2019-12:23:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)	AADCT9029L			
Location	MUMBAI			Full Name	TRANSCHEM IMPEX PVT LTD			
Year	2018-2019 One Time			Flat/Block No.	UNIT NO.123, GALA COMPLEX PREMISES CO			
Account Head Details				Premises/Building				
0030045501 Stamp Duty				OP SOC LTD करल-२				
0030063301 Registration Fee				MULUND WEST				
				MUMBAI				
				PIN				
				4 0 0 0 8 0				
				Remarks (If Any)				
				PAN2=AELPD4779C--SecondPartyName=NARENDRA VENKATRAO				
				DERAJE-				
				Amount In				
				Two Lakh Seventy Five Thousand Rupees Only				
				Words				
				2,75,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN				
				Ref. No.				
				03006172019010300220				
				030119M957638				
Cheque-DD Details				Bank Date				
				RBI Date				
				03/01/2019-16:24:45				
				04/01/2019				
Name of Bank				Bank-Branch				
				PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date				
				1 , 04/01/2019				



Department ID : Mobile No. : 9223586635  
 NOTE: This challan is valid only if registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी केवल दुर्य लयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS  
 VIRTUAL TREASURER  
 MUMBAI 02  
 Date: 2019.01.19  
 09:55:02 IST  
 Reason: Sealed Document  
 Location: India

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-370-759	0005970185201819	19/01/2019-09:55:00	IGR198	30000.00

*Mans*

*Sahil P. Desai*

370/759

शनिवार, 19 जानेवारी 2019 9:55

म.पू.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 759/2019

दस्त क्रमांक: करल2 /759/2019

बाजार मूल्य: रु. 42,36,544/-

मोबदला: रु. 49,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,45,000/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

अ. क्रं. 759 वर दि.19-01-2019

रोजी 9:55 म.पू. वा. हजर केला.

पावती:796

पावती दिनांक: 19/01/2019

सादरकरणाचे नाव: ट्रान्स्केम इम्पेक्स प्रा.लि. चे संचालक प्रशांत चंपकलाल शेठ

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

1380.00

पृष्ठांची संख्या: 69

दस्त हजर करणाऱ्याची सही:

एकूण: 31380.00

सा. एम. के. देवरे

सह सु. नि. वि. वि. कुर्ला कुर्ला-२

मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

सा. एम. के. देवरे

सह सु. नि. वि. वि. कुर्ला कुर्ला-२

मुंबई उपनगर जिल्हा

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

शिक्का क्रं. 1 19 / 01 / 2019 09 : 55 : 38 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 01 / 2019 09 : 56 : 17 AM ची वेळ: (फी)

## प्रातिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यवृती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)

२)

३)







19/01/2019 9 58:40 AM

दस्त क्रमांक : करल2/759/2019

दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

करल2

दस्त क्रमांक: 759/2019

E/L&amp;E

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ट्रान्केम इम्पेक्स प्रा.लि. चे संचालक प्रशांत चंपकलाल शेठ पत्ता: प्लॉट नं: फ्लॅट नं. सी - 503, माळा नं: -, इमारतीचे नाव: आशा नगर फेज 2 को ऑपरेटिव्ह हाऊसींग सोसायटी लिमिटेड, ब्लॉक नं: ऑफ पी के रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AADCT9029L	लिहून घेणार वय :- 39 स्वाक्षरी:-		
2	नाव: ट्रान्केम इम्पेक्स प्रा.लि. चे संचालक छाया पियुष दंड पत्ता: प्लॉट नं: फ्लॅट नं. सी - 503, माळा नं: -, इमारतीचे नाव: आशा नगर फेज 2 को ऑपरेटिव्ह हाऊसींग सोसायटी लिमिटेड, ब्लॉक नं: ऑफ पी के रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AADCT9029L	लिहून घेणार वय :- 34 स्वाक्षरी:-		
3	नाव: नरेंद्र वेंकटराव देराजे पत्ता: प्लॉट नं: रो हाऊस नं 5 व 6, माळा नं: -, इमारतीचे नाव: निलकंठ ग्रीन्स, ब्लॉक नं: मुल्लाबाग, हॅप्पी वॅल्लीच्या मागे, रोड नं: मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: AELPD4779C	लिहून देणार वय :- 49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 19 / 01 / 2019 09 : 58 : 56 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पियुष - दंड वय: 36 पत्ता: इ/ 103, वर्धमान नगर, डॉ. आर पी रोड, मुलुंड पश्चिम, मुंबई पिन कोड: 400080	स्वाक्षरी	
2	नाव: कोमल - शेठ वय: 35 पत्ता: सी/503, आशा फेज 2 सी एच एस लिमिटेड, ऑफ पी के रोड, मुलुंड पश्चिम, मुंबई पिन कोड: 400080	स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 19 / 01 / 2019 09 : 59 : 42 AM

शिक्का क्र.5 ची वेळ: 19 / 01 / 2019 09 : 59 : 58 AM नोंदणी पुस्तक 1 मध्ये

iSarita v1.5.0



**BUILDING TYPE**

**SCHEDULE OF COST ESTIMATE**

D1	100	100	100
D2	100	100	100
D3	100	100	100
D4	100	100	100
D5	100	100	100
D6	100	100	100
D7	100	100	100
D8	100	100	100
D9	100	100	100
D10	100	100	100
D11	100	100	100
D12	100	100	100
D13	100	100	100
D14	100	100	100
D15	100	100	100
D16	100	100	100
D17	100	100	100
D18	100	100	100
D19	100	100	100
D20	100	100	100
D21	100	100	100
D22	100	100	100
D23	100	100	100
D24	100	100	100
D25	100	100	100
D26	100	100	100
D27	100	100	100
D28	100	100	100
D29	100	100	100
D30	100	100	100
D31	100	100	100
D32	100	100	100
D33	100	100	100
D34	100	100	100
D35	100	100	100
D36	100	100	100
D37	100	100	100
D38	100	100	100
D39	100	100	100
D40	100	100	100
D41	100	100	100
D42	100	100	100
D43	100	100	100
D44	100	100	100
D45	100	100	100
D46	100	100	100
D47	100	100	100
D48	100	100	100
D49	100	100	100
D50	100	100	100
D51	100	100	100
D52	100	100	100
D53	100	100	100
D54	100	100	100
D55	100	100	100
D56	100	100	100
D57	100	100	100
D58	100	100	100
D59	100	100	100
D60	100	100	100
D61	100	100	100
D62	100	100	100
D63	100	100	100
D64	100	100	100
D65	100	100	100
D66	100	100	100
D67	100	100	100
D68	100	100	100
D69	100	100	100
D70	100	100	100
D71	100	100	100
D72	100	100	100
D73	100	100	100
D74	100	100	100
D75	100	100	100
D76	100	100	100
D77	100	100	100
D78	100	100	100
D79	100	100	100
D80	100	100	100
D81	100	100	100
D82	100	100	100
D83	100	100	100
D84	100	100	100
D85	100	100	100
D86	100	100	100
D87	100	100	100
D88	100	100	100
D89	100	100	100
D90	100	100	100
D91	100	100	100
D92	100	100	100
D93	100	100	100
D94	100	100	100
D95	100	100	100
D96	100	100	100
D97	100	100	100
D98	100	100	100
D99	100	100	100
D100	100	100	100

**STATEMENT OF WORK**

GROUND FLOOR	1500
FIRST FLOOR	1500
SECOND FLOOR	1500
THIRD FLOOR	1500
FOURTH FLOOR	1500
TOTAL	6000

**TOTAL NO. OF RESIDENTS** : 2400

**PROPOSED BUILDING ON LAND BEARING S.NO. 427, 428, 429 AND 430 AT PANCHRAHADI, THANE WEST (COMMERCIAL ZONE) FOR M/S. BHADANI BROS.**

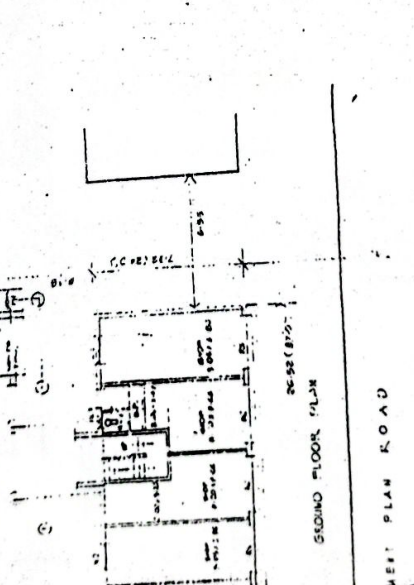
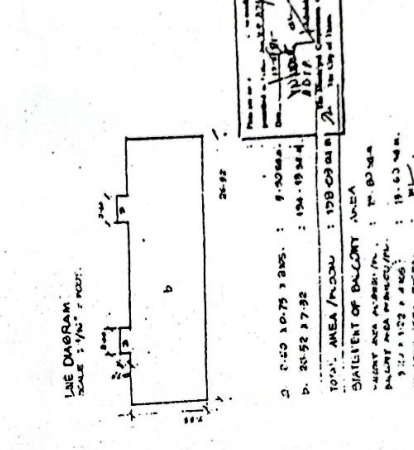
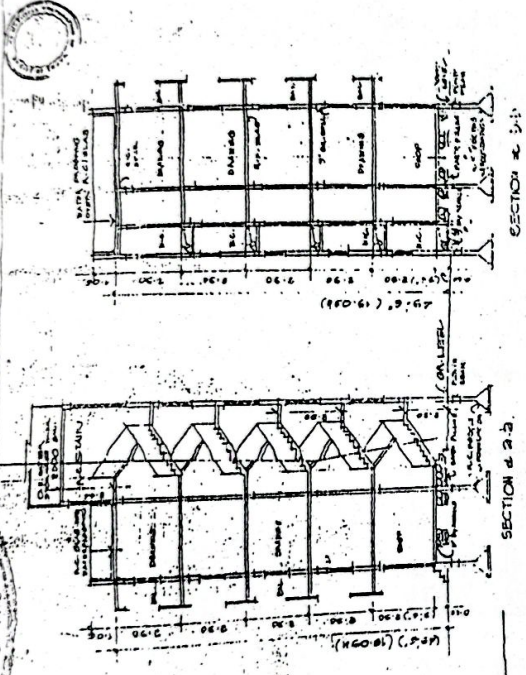
**UNIT ARSERS DEVELOPERS**

**UNIT ARSERS**

**ARCHITECTS**

**REGISTERED ARCHITECTS**

**REGISTERED ARCHITECTS**



**THE SEAL OF THE SUB-REGISTRAR**

**THANE-5**

**PLANE - 9**

**20/000/2004**

**20/000/2004**

*Handwritten signatures and notes.*