

1001

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023.  
MAH/GSO/001

बिडी नॉंद वहीमधील नॉंद (तपासणी)  
असता ती बरोबर आवळली  
02/07-08

सौ. वि. वि. मोर्ये  
प्रधान मुद्रांक कार्यालय  
मुंबई.

भारत STAMP DUTY  
INDIA  
Rs. 350000  
281975

महाराष्ट्र  
SPECIAL ADHESIVE  
17.12.97  
00029  
# 11170187087

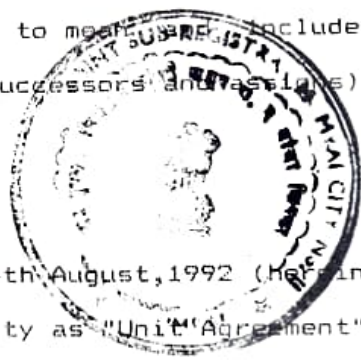
MAHARASHTRA  
S. V. Kumbhakar,  
Proper Officer,  
General Stamp Office, Mumbai

ANNEXURE IS NOT REGISTERED

THIS AGREEMENT made at Mumbai this 18 day of DECEMBER 1997  
between M/s Go Go Export Pvt Ltd., a Company incorporated under  
the Companies Act of 1956, having their office at 318, Shah &  
Nahar Industrial Estate, A-1 Building Dhanraj Mills Compound, S.J.  
Marg, Lower Parel, Mumbai 400 013, hereinafter referred to as  
"Transferors" (which expression shall unless repugnant to the context  
or meaning thereof be deemed to mean and include successors and  
assigns) of the One Part AND M/s. Inter Foto India Pvt Ltd, a  
Company registered under the Companies Act 1956, having office at 84-B,  
Amba Bhuvan, Broach Street, Mumbai 400009, hereinafter referred to  
as "Transferees" (which expression shall unless repugnant to the  
context or meaning thereof be deemed to mean and include all  
Directors of the said Company, their successors and assigns) of the  
Other Part.

WHEREAS;

- a) By an Agreement for Sale dated 14th August, 1992 (hereinafter referred to for the sake of brevity as "Unit Agreement" made between M/s Nav Nirman Co.(Bombay) therein referred to as "Builders" and the Transferors herein as the Purchasers; the Transferors agreed to purchase Unit Nos 601,602 and 603 on the 6th floor as per the plan annexed of the building known as 'NIRMAN KENDRA' situated at Dr.E Moses Road, Mahalaxmi, Mumbai-400 011, as therein contained (hereinafter referred to as 'the said Units')
- b) As per the Unit Agreement dated 14th August, 1992 entered into between Builders and Transferors which has been fully



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stamped, the Transferors have paid the entire consideration amount of Rs.36,50,000/- (Rupees:Thirty six lacs fifty thousand only) to the Builders hereto in addition, the Transferors have also paid the share money and the society deposit. The Builders have also put the Transferors in possession of the said Units and the Transferors are in occupation of the said Units.

- c) Out of the 3 (three) Units, the Transferors have agreed to sell and the Transferees have agreed to purchase Unit No.603 admeasuring 615 sq.ft.built up area.
- d) The Transferors and other units purchasers in the said Building have not yet formed the Society and the Builders have agreed to issue NOC for the transfer in due course of time.
- e) In pursuance of the said agreement arrived at between the parties hereto, the parties have now desired to execute and record the terms and conditions arrived at between themselves into writing as hereinafter stated:



NOW THIS INDENTURE WITNESSTH THAT it is hereby agreed Declared and recorded by and between the parties hereto as:

1. The Transferors are seized and possessed of and well sufficiently entitled to interalia Unit No.603 ,admeasuring 615 sq.ft. built up area on the 6th floor of the building known as "NIRMAN KENDRA" situated at Dr.E.Moses Road,Mahalaxmi,Mumbai-400 011 (hereinafter for the sake of brevity referred to as "said Unit No.603) and more particularly described in the schedule hereunder written.

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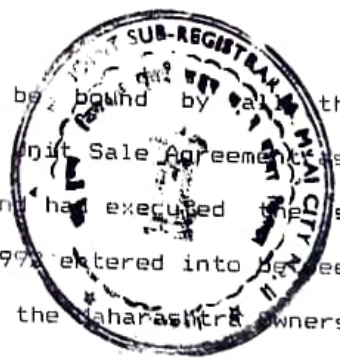
84

2. The Transferees hereby agree and confirm that they have measurement of area of Unit No. 603 and hereby agree and confirm that the said Unit No 603 admeasures 615 sq.ft. built-up area.

3. The Transferors have now agreed to sell to the Transferees the said premises being Unit No.603 admeasuring 615 sq.ft.built up area in the building known as "NIRMAN KENDRA" situated at Dr.E Moses Road, Mahalaxmi, Mumbai-400011 (hereinafter for the sake of brevity referred to as said Unit No.603) for Rs.35,00,000/- (Rupees Thirty Five lacs only) which amount Transferees have paid to the Transferors on the execution of this Agreement. (the receipt which the Transferors doth hereby admit and acknowledge and discharge the Transferees for ever).

4. The Transferees hereby agree to be bound by all the terms, conditions and provisions of the Unit Sale Agreement if the Transferees have been a party to and had executed the said Unit Sale Agreement dated 14th August, 1977 entered into between the Builders and the Transferors as per the Maharashtra Ownership Flats (Regulations of the Promotion of Constructions, Sale, Management and Transfer) Act, 1963.

5. It is hereby understood, agreed and confirmed between the Parties hereto that A.H.U. No.1 will be hereafter exclusively used by the Transferees of said Unit No. 603. The owners and its members or any person/persons of Unit No. 601 will have no right of whatsoever nature on the use or access over the use of A.H.U. No1 in any manner whatsoever.



*[Handwritten signatures]*

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6. The Transferees shall use the said Unit No.603 or any part thereof or permit the same to be used only for the purpose of Industrial activities and other use permitted by law and no other use of any nature whatsoever shall be permitted.



7. The certified true copy of the Agreement dated 14th August,1992 is attached hereto as Annexure 'A'.

8. The Transferors declare that they have not created any lien, charge, mortgage and/or encumbrance of any nature whatsoever and have not otherwise dealt with the said Unit No.603 or part thereof in any manner whatsoever and the said Unit No.603 is in their exclusive possession and their right, title and interest in the said Agreement is free from all encumbrances and the Transferors hereby indemnify and keep indemnified the Transferees for any claims made by any one in respect of the said Unit No.603.

9. The Transferors represent to the Transferees and undertake as follows so as to bind themselves, their executors and legal representatives :

- a) The Transferors are the sole and absolute owners of the said Unit No.603 and have the full and absolute right to sell and transfer the same in the manner herein contemplated, and the said Unit No.603 is free from encumbrances.
- b) The Transferors have not done or omitted to do any act, deed, matter or thing whereby their right in or to the said Unit No 603 or any part thereof or their right



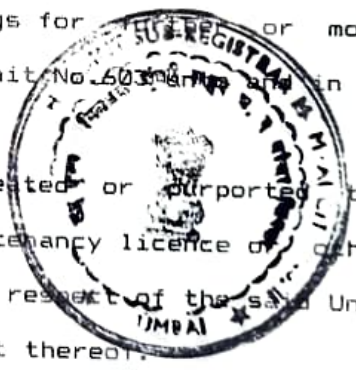
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to use, enjoy and occupy the said premises is or can be forfeited, extinguished, cancelled or rendered void or voidable.

- c) The Agreement dated 14th August, 1992 with the Builders is valid and subsisting.
- d) The Transferors have paid and shall pay all rents, rates taxes, assessments, outgoings, and all other charges and amounts due or payable by the Transferors to the said Society or any other Authority/Builders in respect of the said Unit No 603 upto 31st October 1997.
- e) The Transferors shall at the request and cost of the Transferees execute, make and do or cause, to be executed, made and done all such acts, deeds, writings, declarations and other writings for the said Unit No. 603 or more perfectly assuring the said Unit No. 603 in favour of the Transferees.
- f) The Transferors have not created or purported to create and shall not create any tenancy licence or other rights of use and occupation in respect of the said Unit No. 603 and A.H.U. No1 or any part thereof.



10. The Transferors hereby record and declare that they have received the full consideration amount from the Transferees and have also handed over the vacant possession of the said Unit No.603 to the Transferees and the Transferors will not have any claim, share, right, title or interest in the said Unit No.603 or against the Transferees.

11. The Transferors hereby undertake to execute any further

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documents required to be executed pursuant to this Agreement; however, the cost, charges and the expenses for the same will be borne and paid by the Transferees alone.

12. The Transferees agree to become member of the Society as and when formed by the Builders/the purchasers of other units and abide by rules, regulations and bye-laws of the Society.

13. The Transferees also agree to pay all rents, rates, taxes, assessments outgoings and all other charges and amounts due or payable by the Transferees to the said Society or any other Authority/Builders in respect of the said Unit No.603.

14. The stamp duty and registration charges, if any, relating to the transaction shall be borne and paid by the Transferees hereto. However, legal fees of the and other professionals and any other incidentals will be paid by the respective parties hereto.

15. It is agreed by and between the parties hereto that the stamp duty and registration charges if any, to be paid for said Unit No.603 for transfer unto the name of Transferee, the same shall be borne and paid by the Transferees. However, as regards transfer fee payable, if any, to the Builders, the same shall be borne and paid by the parties hereto in equal shares.

16. It is agreed by and between the parties hereto that all necessary forms required under Maharashtra Cooperative Societies Act, for getting said Unit No.603 more effectually transferred unto the name of the transferees shall be signed by both the parties hereto.



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

THE SCHEDULE ABOVE REFERRED TO;

Unit No. 603 in the building known as 'NIRMAN KENDRA' admeasuring 615 sq.ft. built-up area on the 6th floor of the building known as 'NIRMAN KENDRA' located on piece and parcel of lease hold land situate at Dr E Moses Road admeasuring 4392 square yards i.e. 3672.15 Square metres or thereabouts being Plot No. 1 with the structures standing thereon and being part of larger part of land bearing Cadastral Survey No. 4/69 of Lower Parel Division (Plot No. 1-A(Part) of Plot No. 3 of Municipal Corporation of Greater Bombay) and the said structures assessed by the Bombay Municipal Corporation under G-Ward No. 4 - 1007(3C), Street No. 13AA and (3-B), G-1007(GD) Street No. 13-BS-1007(3DA) G-1007(3S), Street No. 13-A, G-1007(3F), Street No. 15 G-1007 (3H) Street No. 16A, G-1007(3I) Street No. 16D, G-1007(3J) Street No. 16C, G-1007(3L) Street No. 13AB, G-1007(3M) Street No. 13AC, G-6-1007(3H), Street No. 13AD, GS-1007 (3/O) Street No. 13A,GS-1007(3EA) Street No. 13AA G-1007(3BH), Street No. 12-13, Dr. E Moses Road and bounded as follows that is to say, on or towards the North-East by Plot No. 1(a) part and 1(k) of the said Estate, on or towards the South-East partly by plot No. 4 of the said Estate and partly by a road 20 feet in width, on or towards the South-West by Haines Road, on or towards the North-West by Plot No. 1(a)Part and 1(k) of the said Estate.



  
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COMMON SEAL OF M/s.GO GO EXPORT PVT LTD )  
is affixed pursuant to the Resolution )  
passed in the Board Meeting of the )  
Company held on 29th day of September )

1997 in the presence of Director )  
1. MR.SHYAM SUNDER GOENKA )  
who has in token whereof set and )  
subscribe his hand in the presence )  
of MR.N.C.PORWAL *Porwal* )

GO GO EXPORT PRIVATE LIMITED.



Director

COMMON SEAL OF M/s INTER FOTO INDIA PVT LTD., )  
is affixed pursuant to the Resolution passed in )  
the Board Meeting of the Company held on 26/11/1997 )  
in the presence of Director )

1. Mr. Deepak Sureka )  
who has in token whereof subscribe )  
the his hand hand in the presence of MR. JAYESH RUKHANA. )  
RECEIVED on the day and month and year )

FOR INTER FOTO INDIA PVT. LTD.



DIRECTOR.

hereinabove from the withinnamed Transferees the sum )  
of Rs.35,000,00/- (Rupees:Thirty five Lacs only) )  
by Pay Order No. 060300 dated 18/11/1997 drawn by )  
HDFC BANK LIMITED, WORLI, MUMBAI.

being the amount of the full and final payment of )  
the purchase price to be paid by them to )  
us.

)Rs.35,000,00/-

WITNESSES;

- 1) Mr. N. C Porwal. *Porwal*
- 2) Mr. Jayesh Rukhana. *Jayesh*
- 3) Mr. Mykesh Gupta. *Mykesh*

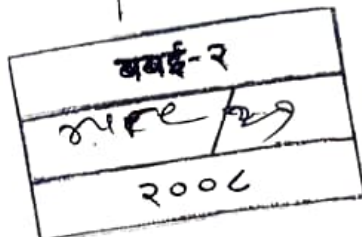
We say received  
FOR GO GO EXPORT PVT LTD  
*Director*  
DIRECTOR

Identified By Me

*A. H. Das*  
21/11/98  
Advocate

A. H. Das Adv.

Shrinagar, District 15, Hkon.





No. 21/2252/A

Dated:- 1-12-95

To  
Shri Raja Aderi,  
Architect,  
4, Swadeshi Mills Estate,  
Opera House,  
Bombay, 400004.

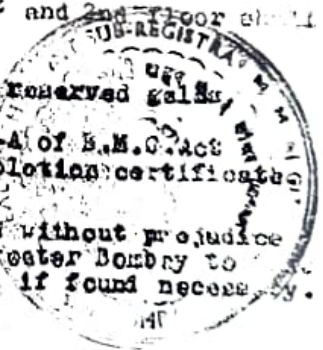
Sub: Proposed service Industrial building on plot  
No. 3 at A.1 (Part), Mahalaxmi Flat Estate, Main  
Road, Bombay.

Ref: Your letter dated 19.5.95.  
**WITHOUT PREJUDICE**

With reference to above, I have to inform you that as  
far as this department is concerned, there is no objection to  
construct the service industrial building except reserved space  
on 1st and 2nd floor, on the abovementioned plot, subject to  
the following conditions:

- 1) That 25% of Galas marked on plan on 1st and 2nd floor shall  
be handed over to M.C.C.B.
- 2) That the occupation is not granted for reserved galas
- 3) That the certificate under section 270-A of B.M.C. Act  
shall be submitted before Building completion certificate

This occupation permission is granted without prejudice  
to the rights of Municipal Corporation of Greater Bombay to  
action under section 271-A of the B.M.C. Act, if found necessary.



Yours faithfully,

*[Signature]*  
By Chief Engineer (B.P.) City.

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S.G.I

*[Signature]*  
A.P.R.V

No. 21/2252/A of 1-12-95

- copy to:
- 1) M.C.C.B. (City)
  - 2) W.O. South ward
  - 3) H.E. Survey (City) (4) I.E. W.V.C. (South ward)
  - 5) A.I. & C. (South ward) (6) Dy. C.E. (Vig.)
  - 7) H.O. B.P. (South ward) (8) H.C.B.P. (City)
  - 9) W.O. Katar.

62  
S.G.I

*[Signature]*  
A.P.R.V

*[Signature]* 20/6/9  
By Chief Engineer (B.P.) City.

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<i>[Signature]</i>
२००८

CERTIFIED TRUE COPY



**PAID**  
 80000000000000000000  
 17-3-2008  
 Chq. No. 5100

बृहन्मुंबई महानगरपालिका  
 कारनिर्धारण व संकलन खाते  
 ताल मजला, मुख्य इमारत, महापालिका मार्ग, मु - 400 001  
 संकेताक्षर www.mcgm.gov.in

8,35,481  
 15-3-2008  
 Chq. No. 44444

न्यायपालिका क्रमांक (वर्ग):	संकेत क्रमांक:	वर्ष क्रमांक:	न्यायपालिका कर वर्ष:	सहायक कार्यालय व संकलक:
00244502	GS0202620040000		2007-2008	'G/South' Ward, Municipal Office Building, NM Joshi Marg, Elphinstone, road, Mumbai 400 013

कार्यालय काय व पत्ता: MID NAV NIRMAL CO (BOMBAY) COMMERCE HOUSE, 140 N M ROAD FORT MUMBAI 400023  
 यालक: GS 007 (3C) 13AA DR E MOSES ROAD HOUSE AS SERVICE IND ESTATE NIRMAL KENDRA, MUMBAI  
 MANOHAR MILLS LESSEE N K K OTHAR.

अर्थ कर निर्धारण दिनांक	अर्थ कर वर्ष	अर्थ कर मूल्य	अर्थ कर मूल्य	अर्थ कर मूल्य	अर्थ कर मूल्य	अर्थ कर मूल्य	अर्थ कर मूल्य
2944600	45450	0	2007-08	2007-08	2007-08	2007-08	2007-08



200710BILD03247923	01-APR-07 to 30-SEP-07	200720BILD03247924	01-OCT-07 to 31-MAR-08
434873	General Tax	434873	
0	Water Tax	0	
2841	Water Benefit Tax	2841	
362394	Sewerage Tax	362394	
1704	Sewerage Grondit Tax	1704	
173949	Mun. Education Cess	173949	
173949	State Education Cess	173949	
43487	Employment Guarantee Cess	43487	
7362	Fire Cess	7362	
217436	Street Tax	217436	

1835431  
 15-10-2007

1635431  
 16-10-2007



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 2006/23  
 2006



1) शिक्का भरण्याबाबत सूचना - 1) शिक्का भरण्याबाबत सूचना  
 2) शिक्का भरण्याबाबत सूचना - 1) शिक्का भरण्याबाबत सूचना  
 3) लटव व गरजू मुलांच्या मदतीसाठी 2) लटव व गरजू मुलांच्या मदतीसाठी 1098  
 4) शिक्का भरण्याबाबत सूचना - 1) शिक्का भरण्याबाबत सूचना

पि. सं. उबरजे  
 कारनिर्धारक व संकलक (प्र.)

E & OE.

The billing system is under upgrade. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

# NIRMAN KENDRA PREMISES CO-OPERATIVE SOCIETY LIMITED

(Regd. No. BOM / W / G-S / GNL / (C) / 463/97-98/97)

PLOT NO. 3, DR. E. MOSES ROAD, C. S. NO. 4 / 69 (PART), MAHALAXMI ESTATE, MUMBAI - 400 011.

Reference No.-2008-2009/25

12

Tuesday, June 17, 2008

## CERTIFICATE

**REFERENCE : Building Known as Nirman  
Kendra standing on Property bearing C.S.No.-  
4/69(Part) Mahalaxmi Estate, Mumbai 400 011**

I, the undersigned Hon. Secretary of the Nirman Kendra premises Co-Operative Society Limited put on record that the aforesaid Building having Ground + Seven upper floors was constructed prior to December 1995 on the above referred plot.

This certificate is issued on the request of Inter Foto India Pvt. Ltd. of Unit No.-602, who are the Member of the Society, for the purpose of producing the same before Sub Registrar of Assurance at Mumbai.

For,  
Nirman Kendra Premises Co-op Soc Ltd.

*J. Kulkarni*  
(Manager)



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9/603 (2)

NIRMAN KENDRA PREMISES CO-OPERATIVE SOCIETY LIMITED  
NIRMAN KENDRA PREMISES CO-OPERATIVE SOCIETY LIMITED  
NIRMAN KENDRA PREMISES CO-OPERATIVE SOCIETY LIMITED  
**NIRMAN KENDRA PREMISES CO-OPERATIVE SOCIETY LIMITED**  
(Registered under M.G.S. Act 1960)  
Registration No. BOM/W/C/S/GN/IC/468/57/9879  
R/O NO. 3, DR. E. MOSES ROAD, C.S. NO. 4/68 (PART), MAHALAXMI ESTATE, MUMBAI-400 011

**AUTHORISED CAPITAL Rs. 19,00,000/-**  
**AMOUNT PAID UP PER EQUITY SHARE Rs. 50/-**

**THIS IS TO CERTIFY** that the person(s) named in this Certificate is/are the Registered Holder(s) of the within mentioned share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-laws of the said Society and that the amount endorsed hereon has been paid up on each such share.

Reg. Folio No. 58 Certificate No. 064  
Floor ST/TH Unit No. 603 Parking No.

Name(s) of Holder(s) M/S GO-GO EXPORT PVT. LTD

No. of shares held 10 (TEN)  
Distinctive No(s) 481 to 490 (both inclusive)

Given under the Common Seal of the said Society at Mumbai this 04th day of MAY 1999 19

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Member of the Committee

गावाचे नाव : लोअर परेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 1.00

- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक  
(असल्यास)

(1) सिटिएस क्र.: 4/69 वर्णन: युनीट क्रं 603,6वा मजला, निर्माण केंद्र, डॉ इ मोझेस रोड, वरळी  
, मुं. ( मुळ दस्त दि 18/12/1997 ला निष्पादित झालेला असून मोबदला रु 3500000/- व बा  
मुल्य रु 2236000/- यावर एडीजे /एम/1878/08/सर्टि/913/08 दि 22/07/2008 अन्वये मुशु रु  
3500000/- भरलेले आहे.

- (3) क्षेत्रफळ

(1) 615 चौ फुट बिल्टअप

- (4) आकारणी किंवा जुडी देण्यात  
असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(1) मे/ इंटर फोटो इंडिया प्रा लि तर्फे संचालक श्री ऋषभ एम गुप्ता . . .; घर/प्लॉट नं:  
84बी, डबा भुयन , ब्रोच स्ट्रीट, मु 09, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;  
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACI 8655C.

- (6) दस्तऐवज करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता

(1) - - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;  
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 30/07/2008  
(8) नोंदणीचा 30/07/2008  
(9) अनुक्रमांक, खंड व पृष्ठ 4789 /2008

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेरा



खरी प्रत

सह दुय्यम निबंधक, मुंबई-२

श्री राजेश चव्हाण .....  
यांना त्याचे ता. 9/8/08 ... ज्या अर्जांनुसार  
क्र. 157 नवकल दिली तारीख 2.5.08/2008

सह दुय्यम निबंधक मुंबई-२

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 1.00

(2) भू-मापन, पोटहिस्सा व घरकमांक  
(असल्यास)

(1) सिटिएस क्र: 4/69 वर्णन: युनीट क्रं 603,6वा मजला, निर्माण केंद्र, डॉ इ मोड्रेस रोड,  
वरळी, मुं, ( मुळ दस्त दि 18/12/1997 ला निष्पादित झालेला असून मोबदला रु  
3500000/- व बा मुल्य रु 2236000/- यावर एडीजे /एम/1878/08/सर्ति/913/08 दि  
22/07/2008 अन्वये मुशु रु 350000/- भरलेले आहे.

(3) क्षेत्रफळ

(1) 615 चौ फुट बिल्टअप

(4) आकारणी किंवा जुडी देण्यात असेल  
तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दियाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(1) मे/- इंटर फोटो इंडिया प्रा लि तर्फे संचालक श्री ऋषभ एम गुप्ता . . ; घर/प्लॉट नं:  
84बी, अंबा भुवन, ब्रोच स्ट्रीट, मुं 09; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;  
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACI 8655C.

(6) दस्तऐवज करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दियाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता

(1) - - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;  
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

(7) दिनांक करून दिल्याचा 30/07/2008

(8) नोंदणीचा 30/07/2008

(9) अनुक्रमांक, खंड व पृष्ठ 4789 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00

(11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 30000.00

(12) शेरा



खरी प्रत

सह दुय्यम निबंधक मुंबई २

श्री/श्रीमती विजय चव्हाण  
यांना त्यांचे ता. 20/06/2013 च्या अर्जांनुसार  
क्र. 672 नुक्रमांक दिली तारीख 20/06/2013.

सह दुय्यम निबंधक मुंबई शहर क्र. २





**DEED OF DECLARATION**

THIS DEED OF DECLARATION made and entered into at Mumbai this 30<sup>th</sup> day of July in the Christian Year Two Thousand Eight by M/s. **INTER FOTO INDIA PVT. LTD.**, a Company registered under the Companies Act 1956, our office at 84-B, Amba Bhuvan Broach Steet, Mumbai - 400 009, hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heir, executor, administrator and assign);

**LOCI BANK LTD.**  
Raja Bahadur Marston, 5C,  
Bombay Samachar Marg,  
Fort, Mumbai - 400 001  
D. Office: R. 1011/9/2005  
Folio No. 5

**PURCHASER**  
Rajendra Shyam Shinde  
Director  
Inter Foto Bank Ltd

शुद्ध 50002  
130535  
12:23  
26.07.2008  
12:23  
130535  
26.07.2008  
12:23  
130535

बबई-२  
२००८/२  
२००८

*[Handwritten signature]*



We declare that by an Agreement dated 18<sup>th</sup> December, 1997 made between M/s. Go Go Export Pvt. Ltd., as "the Owner" therein of the First Part and our Company as "the Purchaser" therein of the Other Part, the said Owner therein sold, transferred and conveyed to our Company Unit Nos. 603, admeasuring area 615 sq.ft. (Built up), on 6<sup>th</sup> floor, in the building known as "NIRMAN KENDRA", situate, lying and being at Dr. E Moses Road, Mahalaxmi, Mumbai - 400 011, C.S. No.4/69 of Lower Parel Division, in the registration District and Sub District of Mumbai City and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said Estate").

We further state and declare that we have paid a sum of Rs.36,50,000/- (Rupees Thirty Six Lacs Fifty Thousand Only) being the full & final consideration to the said Owner for the due performance and observance of the covenants, conditions and provisions contained in the said Agreement.

We further state, inform and declare that after receipt of the said sum of Rs.36,50,000/- (Rupees Thirty Six Lacs Fifty Thousand Only) the said Owner handed over the vacant and peaceful possession of the said Units to our Company.

WE THEREFORE THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement we do hereby declare that the said Agreement was executed by the said Owner and Director of Company and the said Agreement is annexed hereto as Annexure A. We do hereby declare that all the terms and conditions mentioned in the said Agreement in all respects are binding upon me our executors, successors and assigns. The said Owner and Director of Company have then not appeared before the Sub Registrar of Assurances at Mumbai within prescribed time limit for the Registration of the said Agreement and have also not admitted execution thereof to the end and intend that the said Agreement by way of Declaration shall take abinitio effect in all respects therein mentioned as amply and effectually so if the said Agreement has been duly registered under the provisions of Indian Registration Act, 1908.

We are making this Deed of Declaration of M/s. INTER FOTO INDIA PVT. LTD., and free will and knowing fully well that the statements contained hereinabove is true to our knowledge.

THE SCHEDULE ABOVE REFERRED TO:

बमई-२
२००६/३
२००६

ALL THAT Unit Nos. 603, in the building known as 'NIRMAN KENDRA' admeasuring 615 sq.ft. built-up area on the 6<sup>th</sup> floor of the building know as 'NIRMAN KENDRA' located on piece and parcel of lease hold land situate at Dr. E Moses Road

*DA*



admeasuring 4392 sq. yards i.e. 3672.15 Square meters or thereabout being Plot No. E with the structures standing thereon and being part of larger plot of land bearing Cadastral Survey No. 4/69 of Lower Parel Division (Plot No. 1-A (Part) of Plot No.3 of Municipal Corporation of Greater Bombay) and the said structures being assessed by the Bombay Municipal Corporation under G-Ward No. G-1007(3C), Street No. 13AA and (3-B), G-1007 (GD) Street No. 13 GS-1007(3DA) G-1007 (3S), Street No. 13-A, G-1007 (3F), Street No. 15 G-1007 (3H) Street No. 16A, G-1007 (3I) Street No. 16D, G-1007 (3J) Street No. 16C, G-1007 (3L) Street No. 13AB, G-1007 (3M) Street No. 13AC, G-S-1007 (3H), Street No. 13 AD, GS-1007 (3/0) Street No. 13A, GS-1007(3EA), Street No. 13AA G-1007 (3BH), Street No. 12-13, Dr. E Moses Road and bounded as follows that is to say, on or towards the North-East by Plot No. 1(a) part and 1(k) of the said Estate, on or towards the South-East partly by Plot No. 4 of the said Estate and partly by a road 20 feet in width, on or towards the South-West by Haines Road, on or towards the North-West by Plot No. 1 (a) Part and 1(k) of said Estate.

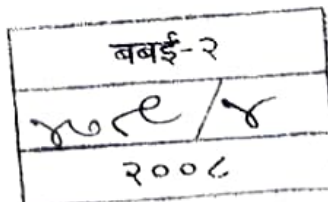
SIGNED AND DELIVERED by the )  
 within named "PURCHASER" )  
 Mr. RISHABH M. GUPTA )  
 Director of )  
 M/s. INTER FOTO INDIA PVT. LTD., )  
 in the presence of ... )

INTER FOTO INDIA PVT. LTD.

R. Gupta

Director

1. JAI PRAKASH VYAS - Jayas
2. Subhagh Kadiwals - S. Kadiwals



Certified true copy of the Board Resolution passed at the meeting of the Board of Directors held at the Registered Office of the Company at 602-603 Nirman Kendra, Mahalaxmi, Mumbai on 28 July, 2008 at 3.30p.m.

**Board Resolution**

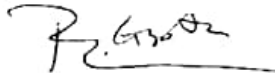
**"RESOLVED THAT** the consent of the Board be and is hereby given for registration of the premise with the Joint Sub Registrar-Mumbai City, Collector Office, Old Custom House, Mumbai for property held by Inter Foto India Pvt. Ltd. at 603, Nirman Kendra, off Dr. E-Moses Road, Mahalaxmi, Mumbai - 400 011."

**"RESOLVED FURTHER THAT** Mr. Rishabh Gupta, Director be and is hereby authorized to apply to the Joint Sub Registrar-Mumbai City, Collector Office, Old Custom House, Mumbai for and on behalf of the Company."

**"RESOLVED FURTHER THAT** Mr. Rishabh Gupta, Director be and is hereby authorized to sign all necessary papers, documents as may be required by the Joint Sub Registrar-Mumbai City, Collector Office, Old Custom House, Mumbai to complete the aforesaid property registration."

**"RESOLVED FURTHER THAT** Mr. Rishabh Gupta, Director be and is hereby authorized to furnish a copy of the aforesaid resolution to Joint Sub Registrar-Mumbai City, Collector Office, Old Custom House, Mumbai and to do all such acts, deeds and things as may be necessary to give effect to this resolution."

By the order of the Board  
For : INTER FOTO INDIA PVT. LTD.



DIRECTOR

बन्ई-२
४०२/५
२००८

No. EB/2232/A

Dated:- 1-12-95

To  
~~Shri Raja Aderi, Architect, 4, Swadeshi Hills Estate, Opera House, Bombay. 400004.~~  
Shri Raja Aderi,  
Architect,  
4, Swadeshi Hills Estate,  
Opera House,  
Bombay. 400004.

Sub:- Proposed service Industrial building on plot No. 3 at A.1 (Part), Mahalaxmi Flat Estate, Road, Bombay.

Ref: Your letter dated 19.5.95.

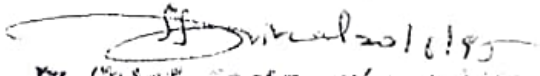
Sir, WITHOUT PREJUDICE

With reference to above, I have to inform you that as far as this department is concerned, there is no objection to ~~occupy the service industrial building except reserved areas on 1st and 2nd floor, on the abovesmentioned plot, subject to the following conditions:~~

- 1) That 25% of galas marked on plan on 1st and 2nd floor shall be handed over to M.C.G.B.
- 2) That the occupation is not granted for reserved galas.
- 3) That the certificate under section 270-A of B.M.C. Act shall be submitted before Building completion certificate.

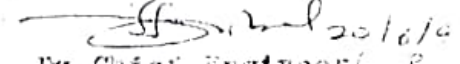
This occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Bombay to take action under section 353-A of the B.M.C. Act, if found necessary.

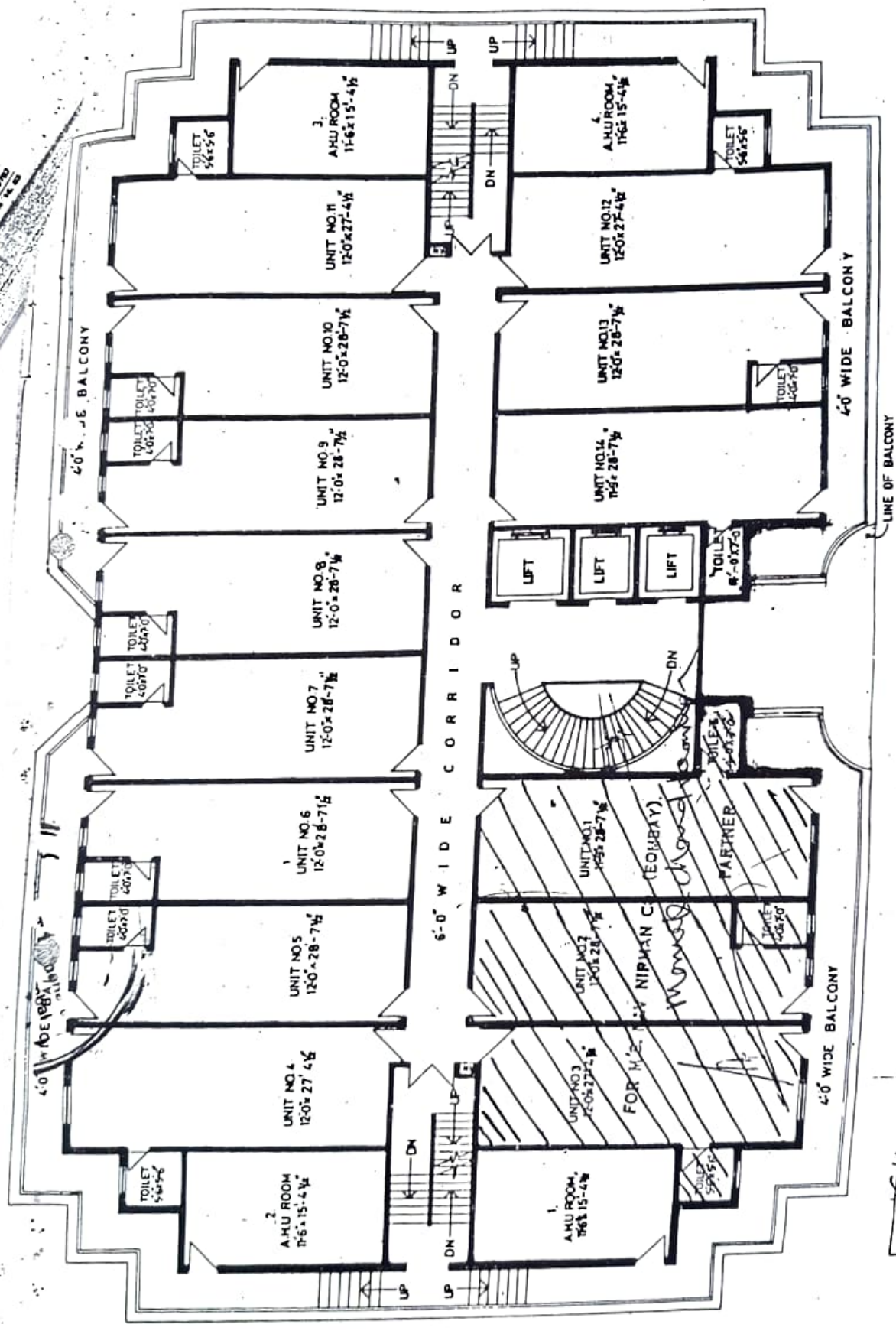
Yours faithfully,

  
 Dy. Chief Engineer (M.C.G.B.)  
 912

No. EB/2232/A of 1-12-95

- copy to: 1) The owner C/o Architect (2, W.O.G/south ward  
 3) S.E. Survey (City) (4) A.E.W.S.O/south ward  
 5) A.A. & C.O/south ward (6) Dy. C.E. (Vis.)  
 7) M.O.H.G/south ward (8) H.C.B.P. (City)  
 9) W.O. Estates.

  
 Dy. Chief Engineer (M.C.G.B.)



**RAJA AEDERI ARCHITECT**  
 4, MANJUNATH HILLS ROAD, CHENNAI 600042  
 TEL. 811 8721, 811 8787  
 FAX. 811 8721, 811 8787  
 E-MAIL: RAJA.AEDERI@AEDERIARCHITECTS.COM

607/607/603

FLOOR PLAN SHOWING UNIT NO

617

ANNEXURE "D"