

T. R. Act XV 198, r, 5, p

ગર્વ. પ્રિ. પ્રેસ. દા.ન.વ. - સેલ. ૩૦૦બુક તા. ૨૯-૧૨-૯૯

Dadra and Naga Haveli

પહોચ નં.

418

દસ્તાવેજનો અરજીનો

614/4

તા.

3/3/22

માહે

સને ૧૯

દસ્તાવેજનો પ્રકાર -

Mulee

રજા કરનારનું નામ -

નીચે પ્રમાણે ફી પહોચી -

નોંધણી ફી

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નકલ ફી (ફોલીઆ)

17275

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વેરોની નકલ ફી

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ટપાલ ખર્ચ

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નકલો અગર યાદીઓ (કલમ ૬૪ થી ૬૭)

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શોધ અગર તપાસણી

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ફંડ કલમ ૨૫

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કલમ ૩૪

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નકલ ફી (કલમ ૧૭) ફોલીઆ

.....

આ સિવાય બાબતોની ફી

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બાબત (પાછળ જાઓ) નંબર

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એકંદર ફી

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દસ્તાવેજ

ના દિવસે તૈયાર થશે અને તે

[Signature]

Sub-Registrar,
Dadra and Naga Haveli,
Silvassa



દસ્તાવેજ રજીસ્ટર પોસ્ટથી નીચેના સરનામે મોકલશો.
ને આપશો.

રજા કરનાર

Damitay

पडोय नं. 4048

614/w

हस्तावेज नो
अरजी नो

614/w

मा. 21/3/w

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19.97.3217

सन 16

S-B

हस्तावेज नो प्रकार -

रजु करनारनुं नाम -

नीये प्रमाणे ही पडोयी -

चौधरी ही

नकल ही (शेळीआ)

गैरोनी नकल ही

टपाल अर्थ

नकलो अगर यादीओ (कलम 58 थी 59)

शोध अगर तपासणी

केस कलम 24

कलम 38

नकल ही (कलम 19) शेळीआ

आ सिवाय बाबतोनी ही

बाबत (पाछण ज्हाओ) नंबर

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Sale deed
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24/w

अकंठर ही

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(27 Paper registered)

ना दिवसे तैयार थसे अने ते

Signature

Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

पोस्टधी नीयेना सरनामे भोकलशो.
ने आपशो.

रजु करनार



614/2
31.3.22

614/2
31.3.22



BETWEEN

SILVASSA ESTATES PVT. LTD.
having its Regd. Office at 704, Krishna Apartments
Four Bungalows Road, Andheri (West),
MUMBAI-400053

AND

AKAR PRINTERS LTD. (UNIT NO. II),
501, JEEVAN ANAND, OBEROI COMPLEX,
OFF. NEW LINK ROAD, ANDHERI (WEST)
MUMBAI-400053

Units Area : 6,115 sq.ft.
Building No. 3 Ankur Indl. Estate, Dadra.



Sr. No. SILVASSA 6141W
 Presented at the office of the
 Sub-Registrar of Dadra & Nagar
 Havelli Silvassa between the
 hours of 3:00 PM to 4:00 PM
 On 31.3.2000

Affixed Spl. Adha
 Stamp worth of
 Rs. 19850/-
30. MAR 2000
 Sub-Treasury Officer
 Dadra and Nagar Havelli
 Silvassa

	Rs.	P.
Received fees for.....		
Registration.....	500	25
Copying (folios).....	28	75
Copying endorsements.....		75
Filing Fees.....		50
Postage.....		31
Total	5026	

For AKAR PRINTERS LTD.
[Signature]
 Director

For SILVASSA ESTATE PVT. LTD.
[Signature]
 DIRECTOR

[Signature]
 Sub-Registrar,
 Dadra and Nagar Havelli
 Silvassa

SALE DEED

THIS INDENTURE is made at Silvassa this day of 30th March 2000,
 BETWEEN **SILVASSA ESTATES PRIVATE LIMITED**, a Private Limited Company
 incorporated and Registered under the Companies Act, 1956 and having its Registered
 Office at 704 Krishna Apartments, Four Bunglows Road, Andheri (West), Bombay 400
 053 hereinafter referred to as 'THE VENDOR' (which expression shall unless it be repugnant
 to the context or meaning thereof be deemed to mean and include its successors or
 successor) of the ONE PART ;



[Handwritten marks]

[Handwritten marks]

AND M/S. AKAR PRINTERS LIMITED (UNIT NO. II) a Limited Company having its Registered Office at 501, Jeevan Anand, Oberaol Complex, Off. New Link Road, Andheri (West), MUMBAI-400053, hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assings) of the OTHER PART;

WHEREAS

- (i) The Developers are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of and situate, lying and being at Village Dadra in the Registration Sub-District Silvassa in the Union Territory of Dadra Nagar Haveli and bearing Survey No. 260, Plot No. 1 of Village Dadra and admeasuring about 9985 square metres (hereinafter referred to as "the said property") and more particularly described in the First Schedule hereunder written;

(ii) The Administration of Dadra Nagar Haveli (U.T.) Revenue Department by its Order No. RD/LND/FAC/FP/6690/94 dated 19.12.94 sanctioned the plan for the construction of Industrial Estate on the said property;

The Developers have commenced the construction of Industrial Estate known as "Ankur Industrial Estate" consisting of three buildings having ground and upper floors on the said property;

- (iv) Now the Purchaser has agreed to purchase from the Vendor the units admeasuring 6,115 sq.ft. on the First Floor, of the said building known as "Ankur Industrial Estate" in Bldg. No.3 on ownership basis at the lumpsum price of Rs. 19,87,375/- on the terms and conditions therein contained;
- (v) The Purchaser has paid the entire consideration price to the Vendor and the Vendor will put the Purchaser into vacant and peaceful possession of the said unit;
- (vi) It is interalia agreed that the land together with the building will be conveyed by the Vendor to the Society or a Company or an Association that may be formed by Purchasers of the units in the said building, however, the occupants of the said units have not formed a Co-Operative Society or a Company and at the request of the Purchasers of the Unit it was agreed that the Vendor shall convey to each of the Purchasers of the units their respective units individually;
- (vii) The Purchaser has satisfied himself/herself about the title of the Vendor to the said property and has accepted the title of the Vendor as marketable and free from all encumbrances;

(viii) Under the premises aforesaid and at the request of the Purchasers, the Vendor has agreed to execute this Indenture of Conveyance in favour of the Purchaser to convey the units admeasuring 6,115 Sq.Ft. in Bldg. No. 3 on the First floor of the building known as "Ankur Industrial Estate" with occupancy rights thereof in the manner hereinafter appearing;

NOW THIS INDENTURE WITNESSETH THAT in pursuance of a sum of Rs. 19,87,375/- being the full consideration price paid by the Purchaser to the Vendor on or before the execution of these present (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser thereof for ever), IT, the Vendor doth hereby grant, convey and assure unto the Purchaser for ever the said units admeasuring 6,115 Sq.Ft in Bldg. No. 3 on the first floor of the said building know as "Ankur Industrial Estate" (hereinafter referred to as "the said unit") situate lying and being at Village: Dadra in the Registration Sub-district of Silvassa in the Union Territory of Dadra and Nagar Haveli and bearing Survey No. 260 of Vilage Dadra and admeasuring about 9985 Square Metres (hereinafter referred to as "the said property") and more particularly described in the Second Schedule hereunder written TOGETHER with the right to use, occupy and possess the said unit and the right to use the staircases, common passages and other common amenities of whatsoever nature to the said unit or any part thereof AND ALSO TOGETHER WITH all the deeds, documents, writings, vouchers and other evidences of relating to the said unit or any part thereof AND all the estate, right, title, interest, use inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor into out of or upon the said unit or any part thereof TO HAVE AND TO HOLD all and singular the said unit hereby grantyed, released, conveyed, assured or intended or expressed to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser for ever and the right, to hold, use and occupy and enjoy the said Units AND SUBJECT to the payment of all proportionate rates, taxes, assessments, dues and duties now chargeable to the Collector and the Administrator of Dadra and Nagar Haveli or anypublic body or authority in respect thereof to the intent that the said premises shall be held by the Purchase with the Vendor and SUBJECT to the payment of all proportionate rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter become payable to the Collector, Silvassa or any other public body or authority in respect thereof to the intent that the said unit shall be held by the Purchaser with the Vendor AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or knowingly or willingly suffered to the contrary IT, the Vendor has in itself good right, full power and absolute authority and assure the said premises hereby granted, released, conveyed, assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it

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10/11/14

Proprietor

145 85 11 57

shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said unit and exclusive use the said unit hereby granted and receive the rents issued and profits thereof and of every part thereof and for his/her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or from or by any person or persons lawfully or equitably claiming or to claim by, from, under of in trust for it AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Purchase well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, rights, titles, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or suffered by the Vendor or by any other person lawfully or equitably claiming or to claim by, from, under or in trust for them AND FURTHER that the Vendor all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said unit hereby granted, released, conveyed, assured or intended so to be or any part thereof by, from under or in trust for the Vendor and shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more particularly and absolutely granting, releasing conveying and assuring the said unit and every part thereof hereto granted, released, conveyed and assured unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required by the Vendor or its successors or successors and assigns or its counsel in law.



THE PURCHASER HEREBY FURTHER COVENANT WITH THE VENDOR AS FOLLOWS :

- (a) that he/she not insist for the Conveyance of the land with building in favour of the Society or a Limited Company or an Association;
- (b) that to pay proportionate maintainance, outgoing and taxes payable for the common area and common amenities in the said property to the Vendors;
- (c) that he/she shall pay the said amount to the Vendor and shall not dispute the same in any manner whatsoever;
- (d) to become the Member of the Society or a Limited Company or an Association that may be formed by the purchasers of the units in the said building for the maintainance of the common areas and common amenities;
- (e) to pay all taxes and charges for electricity, water consumed in the said unit;
- (f) to use the said unit for the purpose for which it was acquired;

(Handwritten signatures)

...5..

10/11/17
ABHIN P. GAIKAR
 B.A., LL.B
 ADVOCATE & NOTARY

581
 Proprietor
 185368
 15:30
 2013

- (g) not to dispute the right of the Vendor to develop and/or put up additional structures and construction on the said property and sell the unit to be constructed on the said property hereafter and shall give his/her consent to the Vendor to put up additional construction and develop the said property
- (h) the purchaser shall have no right, title or interest of whatsoever nature in the said property save and except in the above unit;
- (i) not to create nuisance to the Vendors and occupants of the adjoining premises and not store any unhygienic hazardous and inflammable goods in the said units;
- (j) not to made any structural alterations so that the elevation of the said building is changed.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

All the peice or parcel of land situate lying and being at Dadra in the Union Territory of Dadra and Nagar Haveli in the Registration Sub-District or Silvassa and bearing Survey No. 260 admeasuring about 9985 Square Metres and bounded as follows :

- On or towards the North : By 9 mtrs. wide road
 On or towards the South : By land of Survey No.244
 On or towards the East : By 12 mtrs. wide road
 On or towards the West : By land of Survey No. 260/2/1 of Village Dadra, Union Territory of Dadra Nagar Haveli.

THE SECOND SCHEDULE ABOVE REFERRED TO

Units admeasuring 6,115 Sq. Ft. on the First Floor of the building known as Ankur Industrial Estate standing land at Survey No. 260 situate at Silvassa in the Union Territory of Dadra and Nagar Haveli in the Registration Sub-District of Silvassa being a portion of the property described in the First Schedule above referred to.

SIGNED SEALED AND DELIVERED by the)
 Within named "VENDORS" M/s. SILVASSA)
 ESTATES PRIVATE LIMITED, in the presence of)

- 1.
2. Keshav Nath Mishra

...6..

ABHIN P. GAIKAR

Proprietor

SHTRA 5368 5.30 2013



SIGNED SEALED AND DELIVERED by the within) named PURCHASER **M/s. AKAR PRINTERS LTD. (UNIT NO. II)**, in the presence of.....)

For **AKAR PRINTERS LTD.**
[Signature]
Director

- 1. *[Signature]* (Susar))
- 2. *[Signature]* Keshav Nath Mishra)

RECEIPT

Received the day and year first herein above) written of and from the within named Purchaser) the sum of (Rupees Nineteen Lakhs Eighty Seven) Thousand Three Hundred Seventy Five only) the) full consideration price paid by them to us.) Rs. 19,87,375/-



WE SAY RECEIVED
For SILVASSA ESTATES PRIVATE LIMITED

[Signature]

DIRECTOR

WITNESSES:

- 1. *[Signature]* (Susar)
- 2. *[Signature]* Keshav Nath Mishra

Certificate

S.T. run by Mr. Ash. Gommier in
Juce tat Circle (C3) Ponda. nile
Date 31/12/2002 upto 30.1.2003

[Signature]
Sub-Registrar
Ponda and Nagar Haveli
Dadra & Nagar Haveli

Shri M/s Aakar Printers
through its Director/Partner/PAO Holder
Shri Anil Jain
Executing Party 35 years Occupation Business
Business/service, residing at Indho (w) Dabra, S3

the executant(s) admit execution

FOR AKAR PRINTERS LTD.

Alaym
Director

Kesha Math

31 MAR 2000

Pone
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

Shri M/s Sole M Ltd;
through its Director/Partner/PAO Holder
Shri Bhram Nimul Jain
Executing Party 50 years Occupation Business
Business/service, residing at Indho (w) Dabra, S3

the executant(s) admit execution

For SILVASSA ESTATE PVT. LTD.

Om Singh
DIRECTOR

Pone
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa



Shri Mrs. Susama Baiju
age about 24 years, Occupation
Service ...residing at
Silvassa and known to the
Sub-Registrar State that the Personally
known the above executor (S) and
identify him/them.

31 MAR 2000

Pone
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

Baiju

- 8 -
FOOT NOTE

mistake - nil

[Signature]
Sub-Registrar,
Dadra Nagar Haveli,
Silvassa.

original copy

Read by *K. Patel.*

[Signature]
Endorsed by

[Signature]
Sub-Registrar,
Dadra Nagar Haveli,
Silvassa.

[Signature]
Compared by

Examined by *K. Patel.*

[Signature]
Sub-Registrar,
Dadra Nagar Haveli,
Silvassa.

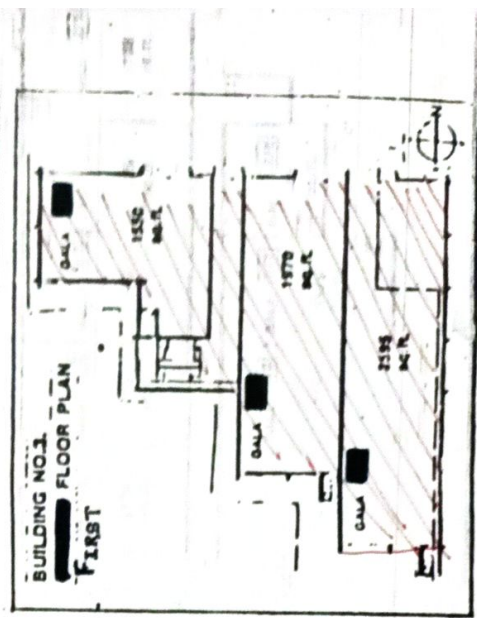
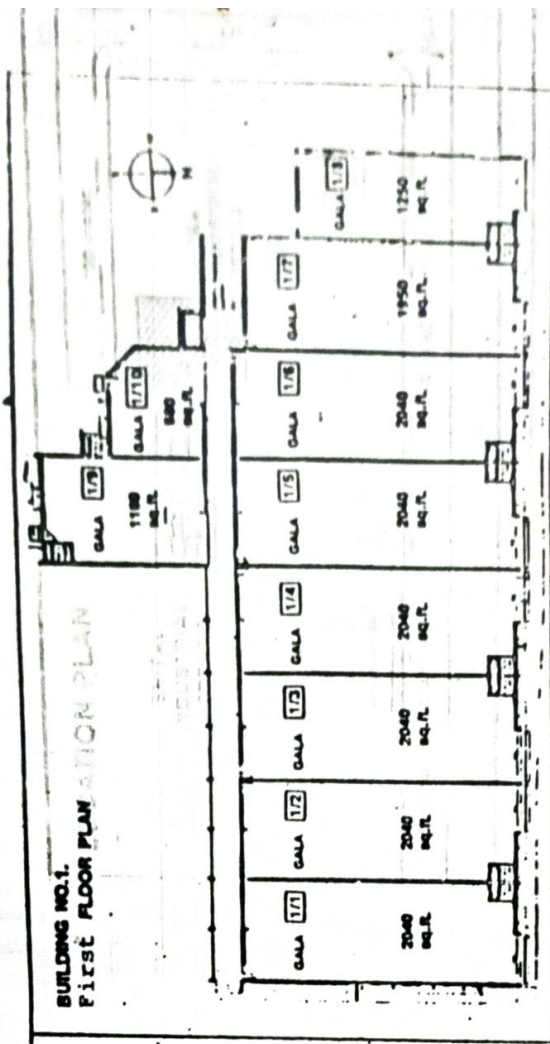


Total pages from 1 to 8
The original document is returned to Shri/M/s Keshavnath Arishke w
who has produced original Registration receipt on 14/2/2002

[Signature]
Sub-Registrar,
Dadra Nagar Haveli,
Silvassa.

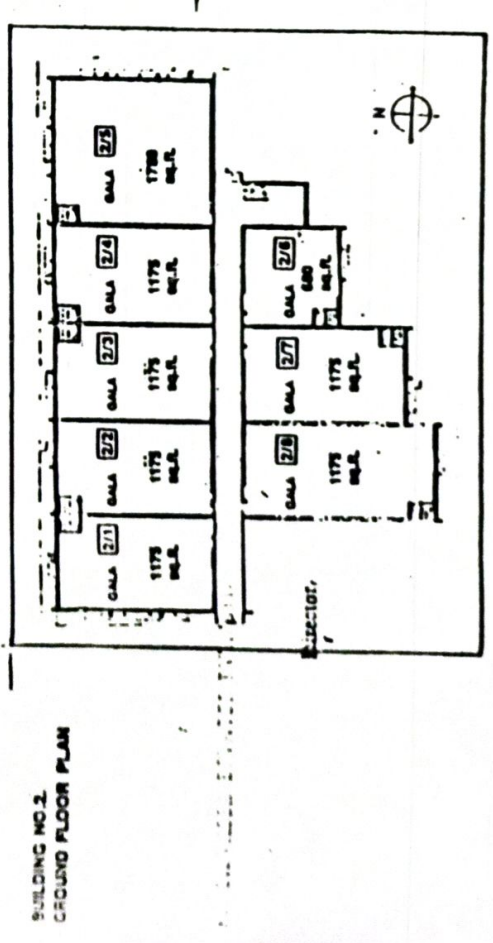
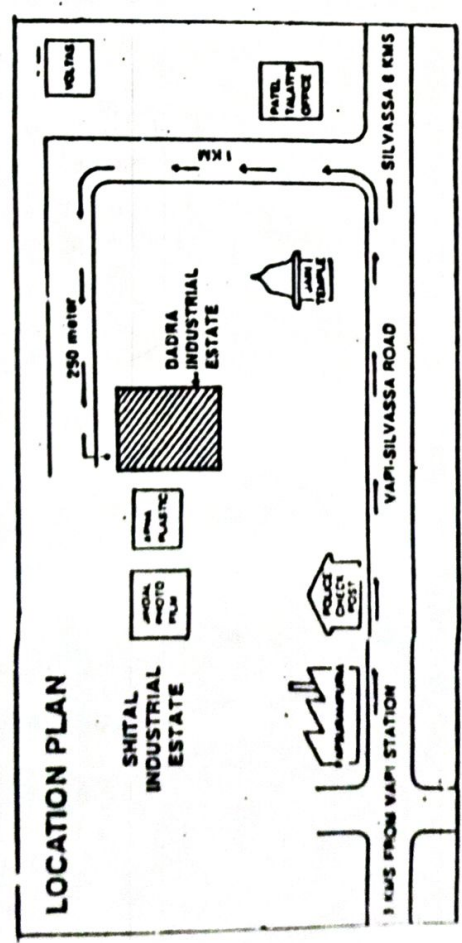
Registered No. 64
at page 23 to 23
Volume 73 of Book No. 1
Date: 14/2/2002

[Signature]
[Signature]



FOI-SILVASSA ESTATE PVT. LTD.
[Signature]
 DIRECTOR

- Deficit of Income Tax (5 Years) and Sales Tax (15 Years)
- 1 Km from main Vapi-Silvassa Road.
- Located in Developed area.
- All Units with Self Contained Toilets.
- Infrastructure facilities available
- Work in full swing.
- 9 Km from Vapi Station.



ABHIN P. GAIKAR
 B.A., LL.B
 ADVOCATE & NOTARY

11 2013
 68
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POSSESSION LETTER

I, M/S AKAR HOSPITALITY & MANAGEMENT SERVICES LTD have enter into an Agreement of Sale with Mr. Sanjay Juharmal Jain by virtue of Agreement of Sale dated 23/09/2013. I have handed over peaceful possession of Gala on 1st floor in a building no. 3 in ~~Akar~~^{Ankur} Industrial Estate on Survey No. 260 of villager Dadra of the Union Territory of Dadra & Nagar Haveli situated near Blue Star Company, Dadra to Mr. Sanjay Juharmal Jain.

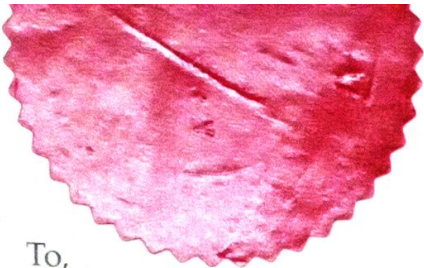
I Hereby confirm that there are no dues pending from Mr. Sanjay Juharmal Jain & said Gala on 1st floor in a building no. 3 in ~~Akar~~^{Ankur} Industrial Estate on Survey No. 260 of villager Dadra of the Union Territory of Dadra & Nagar Haveli situated near Blue Star Company, Dadra is put actual & physical possession of the above mentioned premises.



Possession Given
(M/S AKAR HOSPITALITY &
MANAGEMENT SERVICES LTD)



Possession Taken
(Mr. Sanjay Juharmal Jain)



AFFIDAVIT



To,
The Managing Director,
The Cosmos Co-operative Bank Ltd.
Pune.

I, Mr. Sanjay Juharmal Jain proprietor of M/s Sukh Shanti Rayon carrying on business at 2/526, Chotani Compound, Narpoli, Bhiwandi, Dist. Thane do hereby solemnly affirm & state that We have been enjoying/applied, certain credit facilities with your Bank.

We hereby undertake

- 1) That I will not avail of any credit facility from any other Bank/Financial Institution/any leasing or any private borrower without your prior express permission in writing.
- 2) That I undertake, to inform from time to time / to furnish, periodically information called by the Bank.
- 3) That I will not create any charge on our movable/immovable existing or future assets in favour of anybody other than The Cosmos Co-op. Bank Ltd, Pune, till the entire loan, alongwith excess amount allowed by the Bank, from time to time, are adjusted fully.
- 4) That I will exclusively Bank with the Cosmos Co-op. Bank Ltd., only.
- 5) That it will be our responsibility to inform the Bank change, if any in the constitution of our firm/ Company, and we will not to act on the above change till it is approved by the Bank in writing.
- 6) That it will be our responsibility to collect/ to deposit / to remit / to the Bank, amount of bill against which the Bills discounting / book-debts facility as allowed.
- 7) That any contravention of the above undertaking will be entirely our responsibility & the Bank will not at all be responsible for the same.
- 8) In case any adverse claims are raised in respect of the said on account of any other charges, lien, encumbrances or litigation and on account of which if Cosmos Bank, Kalyan (W) Branch suffer any losses, costs expenses or demand, we agree & undertake to indemnify Cosmos Bank of all such costs, demands, losses, expenses, etc.

Authorised Signatory
Shri. Sanjay J. Jain
Kalyan Branch
The Cosmos Co-operative Bank Ltd.

Thane Bharat Sahakari Bank Ltd.,
Kalyan Branch,
Jeevarshi Apartment, Jammabaug
Compounding Shivaji Chowk
Agra Road, Kalyan (W), 425 301,
D-5-ST/VII/R.0005-04-05/1504-07

In WITNESS WHEREOF I have signed these present at Kalyan on this 30 day of Jan 2013

This Affidavit is made & sworn with proper conscious and without any prejudiced pressure on this 30 day of Jan 2013.

Place : Kalyan
Date : 30/12/2013



BEFORE ME
Abhinav P. Gaikar
Notary Public

For Signature of Affiant
Sanjay J. Jain
Proprietor

भारत 57835
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15:30
SPECIAL ADHESIVE
भारत
DEC 11 2013



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I the Proprietor of M/s Sukh Shanti Rayon carrying on business under the name and style of M/s Sukh Shanti Rayon having its business place at 2/526, Chotani Compound, Narpoli, Bhiwandi, Dist. Thane

GIVE GREETINGS :-

WHEREAS I transact and carry on business as Manufacture and trading in Textile Yarn

AND WHEREAS I draw bills, keep security deposits, tender deposits and other deposits and /or accept running account receipts claims, and amounts on and from the various clients for the part/ full value of the materials supplied to them and/or the work contracted from them;

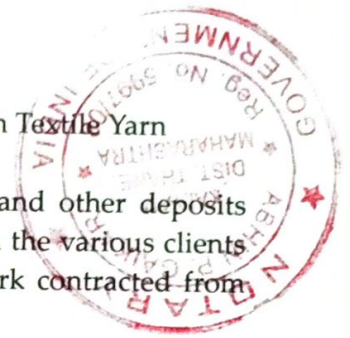
AND WHEREAS I have requested The Cosmos Co-operative Bank Ltd., Pune Head Office, 269/270, Shanivar Peth, Pune :-411 030,

(hereinafter referred to as the Bank) to allow us to draw against such bills which are due may become due and owing running account receipts partial/full claims present or future Book-Debts, receivables and such other monies receivables from our clients and to collect such bills, security and other deposits, R.A. Rs.55,00,000/- claims, Book-debts, receivables monies etc.;

AND WHEREAS I agree and undertake to endorse wherever possible, on the bills, R.A. Rs.55,00,000/- claims, security deposits and other deposits and receipts to the effect that the amount of the bills, R.A. Rs.55,00,000/- claims, security deposits and other deposits and other deposits and receipts to the effect that the amount of the bills, R.A. Rs.55,00,000/- Claims, Security Deposits and other deposit receipts, should be paid to the Bank;

AND WHEREAS the Bank agreed to collect such bills, R.A. Rs.55,00,000/- claims, Security and other deposits whether endorsed to it or otherwise, and allow us to draw against bills, running account receipts, claims etc. Whether sent and/or collected through Bank or sent, collected received direct on our agreeing to secure to the Bank the repayment of the amount advanced or to be advanced inter alia, by giving the Bank an IRREVOCABLE Power of Attorney to effectively collect the Bills, Security and other deposits, R.A. Rs.55,00,000/- Claims, Book-debts etc.; AND WHEREAS I/We agreed to do so, and also agreed to execute in favour of the Bank any documents if required to complete the titles, security in favour of the Bank.

NOW IN PURSUANCE of the Agreement I, proprietor of M/s Sukh Shanti Rayon do hereby executed in favour of the Bank this IRREVOCABLE POWER OF ATTORNEY in the manner hereinafter appearing conferring upon the Bank the power, rights and authorities hereinafter contained but which as I hereby declare, the Bank shall be under no obligation or duty to exercise.



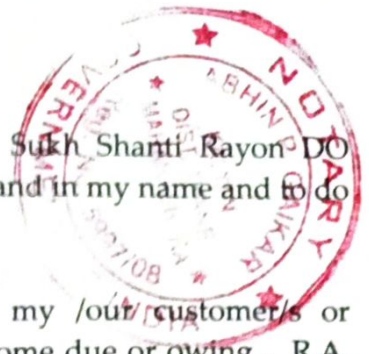
Authorised Signatory
For Thane Branch
Kalyan Branch

Handwritten signature

Thane Bharat Sahakar Bank Ltd.
Kalyan Branch,
Jeevarshi Apartment, Jambhanga
Compound, Shivaji Chowk,
Kalyan (W) (1/2/2013)
Dist. Thane, R. 1005/04-1/14-14

STAMP DUTY
MUMBAI
120189
57836
15:30
DEC 11 2013
SPECIAL
ADHESIVE
120189
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NOW THESE PRESENTS WITNESS THAT I, proprietor of M/s Sukh Shanti-Rayon DO
HEREBY APPOINT THE BANK MY true & lawful attorney for me and in my name and to do
all the following acts and things or any of them that it is to say:-



- 1) To demand and receive from my debtors or any other my /our customer/s or constituent/s on which the bills due and owing or which may become due or owing , R.A. Rs.55,00,000/- Claims referred to are drawn and also running account-receipts, claims Book-debts present or future the amount of such bills, running account receipts, book-debts, claims security deposits and other deposits whether submitted through the Bank or direct, endorsed in Bank's favour or otherwise and to exercise all power and rights under all or any of the contracts between myself/overselves and AND or any other customer/s or constituents/s in respect of the said bills, R.A. Rs.55,00,000/- Claims, Book-debts security deposits and other deposits etc.
- 2) To demand from my customers and all other customers details of goods supplied/works contracted and to ask for details of bills, receipts, claims, R.A. Rs.55,00,000/- Security deposits and other deposits and Book-debts due to me/us and to ask any information regarding the same.
- 3) Upon receipt of the monies payable upon any such bills, or any part thereof from time to time to make give receipts, releases and other proper and sufficient discharges and acquaintances for the same respectively.
- 4) Upon non-payment of the moneys payable upon any such bills, claims, R.A. Rs.55,00,000/- Security and other deposits or any part thereof to exercise, commence and prosecute all necessary and lawful powers, remedies actions and proceedings and means for the recovery.
- 5) To compromise or compound for any such bills, amounts, R.A. Rs.55,00,000/- Claims, security deposits and other deposits and accept part in lieu of the whole thereof and given time or indulgence for payment of such bills, amounts, R.A. Rs.55,00,000/- Claims, security and other deposits etc. and in the meantime to accept such security for payment thereof as the Bank shall think proper.
- 6) To submit any doubt or dispute in relation of the foregoing arbitration and sign and execute any deed or writing for purpose of giving effect to such submission as effectually as I could do if personally present.
- 7) From time to time to substitute and appoint one or more attorney or attorneys under it for all or any of the purpose aforesaid and at its pleasure to displace or remove him or them as it shall see occasion or think fit.
- 8) This Power of Attorney shall stand and remain IRREVOCABLE notwithstanding any change in the personal constitution or in the name or style of the firm that may take place or because by the admission of any partner or parties therein or by any other reasons whatsoever. This power of Attorney is also binding on my/our heirs, successors, assigns & administrators.



" SALE DEED "

THIS SALE DEED is made and entered into at Village Silvassa of the Union Territory of Dadra and Nagar Haveli on this 23th day of Sep 2013

✓ 1

BETWEEN AKAR HOSPITALITY & MANAGEMENT SERVICE LTD, (PAN No AACCA7118C) Formerly known as AKAR INFOTEC LIMITED (PAN No AACCA7118C) a Ltd Company duly incorporated under the Indian Companies Act, 1956 having its registered office at - 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai - 400 053, through its Authorized Signatory **MR. ASHOKKUMAR HEMCHAND JAIN Aged about 60 Years, caste - Hindu Jain, Occupation-Business, Residing at Mumbai hereinafter called the " **VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assignees, Directors, e.t.c.) of the **ONE PART**.**

AND

MR. SANJAY JUHARMAL JAIN (PAN NO. AEZPJ1934M), aged 31 Years, caste - Hindu Jain, Occupation - Business, Residing at 470, Mahesh Park, Shiv Sumrti Building, Third Floor, Block No.11, Gokul Nagar, Bhiwandi, Dist - Thane, Maharashtra, hereinafter called as the " **PURCHASER** " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, successors and assignees) of the **OTHER PART**.

AND WHEREAS Shri Ramjibhai Ramlagan Rai had applied to the Collector, Silvassa, Dadra and Nagar Haveli to Grant N.A. Permission in area of 54400 Sq. Mtrs. of Land of Survey No.260/P of Village Dadra of the Union Territory of Dadra and Nagar Haveli for industrial purpose. The Collector, Silvassa, Dadra and Nagar Haveli had granted N A Permission vide Order No. ADM/RD/LND/3541/88 dated 11/11/1988 and for the land bearing survey No. 260P admeasuring 54400 Sq. mtrs. of village Dadra for industrial purpose,

AND WHEREAS V R. RAI had applied to the Collector, Silvassa, Dadra and Nagar Haveli to Grant N.A. Permission in area of 54400 Sq. Mtrs. of Land of Survey No 260/P of Village Dadra of the Union Territory of Dadra and Nagar



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Haveli for industrial purpose. The Collector, Silvassa, Dadra and Nagar Haveli had granted N.A. Permission vide Order No ADM/RD/LND/3542/88 dated 11/11/1988 and for the land bearing survey No 260P admeasuring 54400 Sq. mtrs. of village Dadra for industrial purpose with the certain conditions.

AND WHEREAS Ramji R. Rai and others had sold, transferred, assigned the N.A. Land bearing survey No 260P situated at village Dadra in favour of **Silvassa Estate Pvt. Ltd** and Sale Deed thereof was executed between the parties on 28/5/1990. it was registered. Accordingly **Silvassa Estate Pvt. Ltd**, became the absolute owner and possessor of the above said N.A. Land bearing survey No. 260P situated at village Dadra of the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS The Silvassa Estate Pvt. Ltd was the absolute owner and possessor of the non-agricultural land for Industrial purpose bearing Plot No. 1 of Survey no. 260P admeasuring 9985.00 Sq. Mtrs. situated at village Dadra, U.T. of Dadra and Nagar Haveli

AND WHEREAS Silvassa Estate Pvt. Ltd had applied to the Town and Country Planning Department, Silvassa for obtaining construction permission to construct the industrial shed/building on the non-agricultural land bearing Survey no. 260P situated at village Dadra, U.T. of Dadra and Nagar Haveli, for Industrial Purpose. The Town and Country Planning Department, Silvassa had granted necessary construction permission to construct the Industrial Gala/Building on the above said land. By his order No. TPS / Dadra/Srv. No 260/96/706 dated 25/10/1996.

AND WHEREAS Silvasa Estate Pvt. Ltd, has constructed the Industrial Gala/Building on the above said non-agricultural land bearing Survey no. 260P/1



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situated at village Dadra, U.T. of Dadra and Nagar Haveli, Silvassa as per the construction permission and approved building plan.

AND WHEREAS Silvassa Estate Pvt. Ltd had sold, transferred, assigned the Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as " **ANKUR INDUSTRIAL ESTATE** " constructed on the N. A Land of Survey No. 260P/1 admeasuring 9985 Sq Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli. in favour of **M/S. AKAR PRINTERS LIMITED (UNIT NO. 2)**, a Ltd company registered office at 501, Jeevan Anand Oberaoi Complex, off. New Link Road, Andheri (West) Mumbai, and the Sale Deed thereof was executed between the parties on 30/3/2000 and the said Sale deed was presented in the office of the Sub-Registrar, Dadra and Nagar Haveli, Silvassa for the Registration Purpose at serial No. 614/2000 on 11/3/2000. Accordingly the said sale deed was registered. and it was registered. Accordingly **M/S. AKAR PRINTERS LIMITED (UNIT NO. 2)**, became the absolute owner and possessor of the above said Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as " **ANKUR INDUSTRIAL ESTATE** " constructed on the N. A. Land of Survey No. 260P/1 admeasuring 9985 Sq. Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS Silvassa Estate Pvt. Ltd had applied to the Town and Country Planning Department, Silvassa for obtaining Revised construction permission to construct the industrial shed/building on the non-agricultural land bearing Survey no 260/1, admeasuring 11990 Sq Mtrs. situated at village Dadra, U.T. of Dadra and Nagar Haveli, for Industrial Purpose. The Town and Country Planning Department, Silvassa had granted necessary revised construction permission to



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construct the Industrial Gala/Building on the above said land. By his order No. TPS / CP / Srv. No. / Pt. No 260 / 1 / Dadra / 289 dated 6/3/2002.

AND WHEREAS Silvassa Estate Pvt. Ltd had applied to the Town and Country Planning Department, Silvassa for obtaining Part occupancy certificate. The Town and Country Planning Department, Silvassa has issued occupancy certificate vide order No. TPS/OC/Srv.No.260/1/Dadra/2002/910 Silvassa Date 20/08/2002.

AND WHEREAS AKAR LIMITED (PAN NO. AAACA3955F) a Ltd company duly incorporated under the Indian Companies Act 1956, having its registered office at 501, Jeevan Anand Oberaoi Complex, off. New Link Road, Andheri (West) Mumbai, Formerly known as **M/S. AKAR PRINTERS LIMITED** had sold, transferred, assigned the Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" constructed on the N. A. Land of Survey No. 260P/1 admeasuring 9985 Sq. Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli. in favour of **AKAR INFOTEC LIMITED (PAN NO. AACCA7118C)**, a Ltd company duly incorporated under the Indian Companies Act 1956, having its registered office at 501, Jeevan Anand Oberaoi Complex, off. New Link Road, Andheri (West) Mumbai, and the Sale Deed thereof was executed between the parties on 30/3/2010 and the said Sale deed was presented in the office of the Sub-Registrar, Dadra and Nagar Haveli, Silvassa for the Registration Purpose at serial No. 1190/10 on 30/3/2010 and it was registered at registered No. 1095, at Page No. 366, Vol. No. 1 of Book No. 83, dated 30/3/2010. Accordingly **AKAR INFOTEC LIMITED (PAN NO. AACCA7118C)** became the absolute owner and possessor of the above said Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as "



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ANKUR INDUSTRIAL ESTATE " constructed on the N. A. Land of Survey No. 260P/1 admeasuring 9985 Sq Mtrs of Village Dadra of the Union Territory of Dadra and Nagar Haveli

AND WHEREAS the present vendor **AKAR INFOTEC LIMITED (PAN NO. AACCA7118C)** became the absolute owner and possessor of the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N.A. land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS the Present Purchaser have desired to purchase from the vendor the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N.A. land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli

AND WHEREAS the Vendor has agreed to sale, convey and transfer to the purchaser the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N A land of Survey No 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, to the Purchasers at the total price consideration amount of Rs. 37,00,000/-(Rupees Thirty Seven Lac only).

AND WHEREAS the Vendor has declared to the Purchaser that the vendor is the absolute owner and possessor of the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N A land of Survey No 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, and the title of

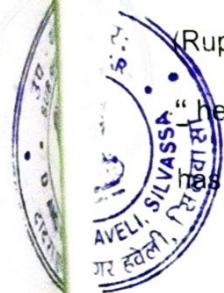


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the said property is Clear, Marketable and free from all encumbrances and reasonable doubts.

AND WHEREAS on or before the execution of this deed presented, the Purchaser has paid to the Vendor the total sum Rs. 37,00,000/- (Rupees Thirty Seven Lac only) being the Full and final price consideration and purchaser has called upon the vendor to execute the sale deed in favour of the Purchaser, which the vendor has agreed to do.

AND WHEREAS the Purchaser have called upon the Vendor to execute the conveyance against the receipt of the above said total sum of Rs. 37,00,000/- (Rupees Thirty Seven Lac only) more particularly described in the **"RECEIPT"** hereunder written ,being the full and final price consideration, which the Vendor has agreed to do so.



NOW THIS INDENTURE WITNESSES

1. THAT in pursuance of the said Sale Deed and in consideration of the above said total amount of Rs. 37,00,000/- (Rupees Thirty Seven Lac only) being the full and final price consideration of the above said Industrial Gala paid by the Purchaser to the Vendor on or before the execution of these presents, the Vendor do hereby admit and acknowledge the receipt thereof, more particularly written in the RECEIPT hereunder written and the Vendor do hereby acquit, release and forever discharge the Purchaser. the Vendor do hereby sell to the Purchaser on "as is where is" basis and the Vendor do hereby grant assign, release convey and assure unto the Purchaser forever all that the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq Feet of the Building No. 3 known as " **ANKUR INDUSTRIAL ESTATE** " Constructed on the N.A.

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land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli and more particularly described in the 'SCHEDULE' hereunder written and for the sake of brevity hereinafter referred to as the "**SAID PREMISES**" with all title, right and interest connected with the said Industrial Gala, including the consents, orders and permissions together with all the advantages and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining thereto or with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law in equity of the Vendor into or upon the said premises to have and hold all the singular the said premises hereby granted, released, conveyed and assured or intended or expressed so to be unto and to the use of the Purchaser forever absolutely subject to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of India or any other public body and other authorities in respect thereof and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any other person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly suffered to the contrary the Vendor now has in itself good rights, full powers and absolute authorities to grant, release, convey, assign, transfer and assure the said premises unto and to the use of the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the said premises hereby granted, conveyed, assigned, released transferred and assured or expressed to be for its use without any suit, lawful eviction, interruption, claim and demand whatsoever from, under or in trust for them and that free and clear and freely and clearly and forever discharged or otherwise by the Vendor and



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well and sufficiently saved, defended, kept harmless and indemnified of or from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming, by, from, under or in trust for them or any of them and further that the Vendor and all other persons lawfully or equitably claiming any, estate, right, title, interest, at law or in equity in the said premises hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter at the requests of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required and the Vendor do hereby covenant with the Purchaser that the Vendor has not done, omitted or knowingly or willingly suffered or being party or privy to any act, deed or thing whereby they were prevented from granting and conveying said premises in the manner aforesaid or whereby the same or any part thereof are/is can or may be charged encumbered or prejudicially affected in estate, right or otherwise howsoever and the Vendor shall or will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and more perfectly and other lawful and reasonable acts, deeds, matter, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid shall or may be reasonably required by the Purchaser or his counsels at law.

2. The Vendor covenant with the Purchaser that the Purchaser shall be entitled to use the general facilities of parking, lighting and water supply etc. with all gala holders on payment of proportionate charges and further covenant with



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the Purchasers that the Vendor has sold the said premises (Industrial Gala) to the Purchasers with all rights, title and interest of the said premises and the title of the said premises is clear, marketable and free from all encumbrances and Reasonable doubts. There are no proceedings pending in any Court or offices in respect of the said premises.

3. The Vendor has handed over the vacant and peaceful possession of the above said Industrial Gala with all rights, title and interest connected with the said premises to the Purchaser. The Purchaser became the absolute owner and possessor of the above said premises, more particularly described in the schedule hereunder written. Purchaser shall be entitled to get his name entered in the records of the Government and Panchayat maintained for the said premises by producing this Sale Deed.

4. The Vendor does hereby agree to give signatures, statements wherever and whenever require for this purpose in respect of the above said premises and now onwards the Purchaser shall be entitled to use his name on and for this premises.

5. **"THE VENDOR"** shall handover to **"THE PURCAHSER"** all the original documents and other papers/documents pertaining to the above said premises

6. Both the parties hereto declare and confirm that they have understood the contents of this sale deed and they are fully aware about the legal status of the Property and it shall be binding upon them and their legal heirs.

7. The vendor do hereby agree to clear all liabilities in connections with water tax, electricity bill, society maintains, Gram Panchayat tax, labour department & any other Governments department likes VAT, central Excise department, pollutions control department till the exestuation of the deed.



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8. Proper stamp duty of Rs 74,000/- (Rupees Seventy Four Thousand Only) has been used for the Registration of this Sale Deed.

SCHEDULE ABOVE REFERRED TO

All that pieces and parcel of the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as " ANKUR INDUSTRIAL ESTATE " Constructed on the N A land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli. The said Gala is registered with Group Gram Panchayat Dadra Vide House No. 2068

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



Signed, Sealed and Delivered
by the within named "VENDOR")
ASHOKKUMAR HEMCHAND JAIN
through its Authorized Signatory
AKAR HOSPITALITY & MANAGEMENT
SERVICE LTD through its
Aut. Signatory: Ashok Kumar H
in the presence of Jain

- 1.
- 2.

Signed, Seal and Delivered
by the within named "PURCHASER")
MR. SANJAY JUHARMAL JAIN
in the presence of

- 1.
- 2.

)
ASHOKKUMAR HEMCHAND JAIN
through its Authorized Signatory)
AKAR HOSPITALITY & MANAGEMENT
SERVICE LTD through its)
Authorized Signatory)
VENDOR)
Shri Ashok Kumar H. Jain)

)
MR. SANJAY JUHARMAL JAIN
PURCHASER



DNH		
3116		
2013		

S R No. 3116
 Presented at the office of the Sub-Registrar of
Dadra & Nagar Haveli Silvassa
 Between the hour of 11 to 12 on 23/09/2013

Receipt No :-	5174	
Received Fees For		Rs.
Registration		9270
Side Copy Fee	(15)	15
Postage		5
Other Fees		11
TOTAL :-		9301



Mr. Sanjay J. Jain

(Handwritten signature)

(P N Parmar)
 Sub Registrar
 Dadra & Nagar Haveli Silvassa

(Handwritten signature)

(P N Parmar)
 Sub Registrar
 Dadra & Nagar Haveli Silvassa

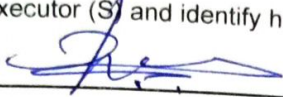


Sl.No	Party Name and Address	Photograph	Thumb Impression	Signature
1.00	Shri/Ms. Akar Hospitality & Managment Service Ltd. Formerly known as Akar Infotec Ltd. Through Autho. Sign. Mr. Ashokkumar H. Jain Through its Director/Partner/PAO Holder Shri _____ Executing Party 60 Years.Occupation Business / Service Residind At Office at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri(W), Mumbai-400 053 The Executant (S) Admit Execution			<i>(Handwritten signature)</i>
1.00	Shri/Ms. Mr. Sanjay J. Jain Through its Director/Partner/PAO Holder Shri _____ Claiming Party 31 Years.Occupation Business / Service Residind At 470 Mahesh Park, Shiv Smruti Building, 3rd Floor, Block No. 11, Gokul Nagar, Bhiwandi, Dst. Thane, Maharastra State The Executant (S) Admit Execution			<i>(Handwritten signature)</i>

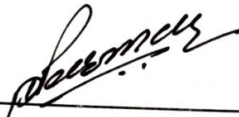
DNH		
3116		
2013		

1 Shri. Shri Dhavan H. Patel
 Age About 40 Years Occupation
 Business / Service Residing At
 Village- Dadra, D & N.H
 Known to the Sub-Registrar state that the personally known the
 above executor (S) and identify him/them.



1. 
2. Garbh (Canesh H. Patel)

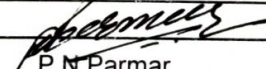
Date 23 Month September - 2013



P N Parmar
 Sub Registrar
 Dadra & Nagar Haveli Silvassa



Registered No. 2891
 At Page to
 Volume of Book No.
 Date 27.09.2013


 P N Parmar
 Sub Registrar



SR. NO. 1190/10
 Presented At The Office Of The
 Sub-Registrar Of Dadra & Nagar
 Haveli, Silvassa Between The Hours
 Of 15-15 to 15-20
 On 30 MAR 2010

Affixed Spl. Adhesive
 Stamp work of
 Rs. 36700/-
 Date:- 30 MAR 2010

Rs
 Received Fees For:
 Registration 9195/-
 Copying (Folios) 12/-
 Copying Endorsements 8/-
 Filing Fees 5/-
 Postage 31/-
 Total 9223/-

M. K. S.
 Sub-Treasury Officer
 Dadra & Nagar Haveli
 Silvassa

For AKAR INFOTECH LTD.
M. K. S.
 Director

For AKAR LTD.
Ashok Kumar
 Director

A. S.
 Sub-Registrar
 Dadra & Nagar Haveli
 SILVASSA

A. S.
 Sub-Registrar
 Dadra & Nagar Haveli
 SILVASSA



" SALE DEED "

THIS SALE DEED is made and entered into at Village Silvassa of the Union Territory of Dadra and Nagar Haveli on this 30th day of March, 2010, **BETWEEN AKAR LIMITED, (PAN NO.AAACA3955F)** a Limited

For AKAR INFOTECH LTD.

Ashok Kumar
 Director

For AKAR LTD.

Ashok Kumar
 Director

Company duly incorporated under the Indian Companies Act, 1956, having its registered office at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai-400 053, through its Authorised Director **MR. ASHOK JAIN Son of MR. HEMCHAND JAIN**, Aged about 55 Years, Caste-Jain, Occupation-Business, Residing at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai-400 053, hereinafter called as the **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its directors, successors and assignees) of the **ONE PART.**

AND **AKAR INFOTEC LIMITED**, (PAN NO.AACCA7118C) a Limited Company duly incorporated under the Indian Companies Act, 1956, having its registered office at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai-400 053, through its Authorised Signatory **MR. BHAVESH GOYAL Son of MR. MOHAN GOYAL**, Aged about 36 Years, Caste-Jain, Occupation-Business, Residing at Mumbai of the Maharashtra State, hereinafter called as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assignees) of the **OTHER PART.**

WHEREAS the Vendor is absolute owner and possessor of the Gala/Unit situated **on the First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS the above said Vendor has mortgaged the above said property in favour of The Bharat Co-Operative Bank (Mumbai) Limited, Andheri (West) Branch of Mumbai, Maharashtra along with its other properties.

For AKAR LTD.

[Signature]
Director

For AKAR INFOTECH LTD.

[Signature]
Director



AND WHEREAS the Purchaser has desired to purchase the above said Gala/Unit situated **on the First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, more particularly described in the schedule hereunder written from the Vendor.

AND WHEREAS the Vendor has agreed to sell the above said Gala/Unit situated **on the First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli to the Purchaser at the total price consideration of **Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only)**.

AND WHEREAS the Vendor has declared to the Purchaser that the Vendor is the absolute owner and possessor of the above said Gala/Unit situated **on the First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli and no one except the Vendor has any rights, title and interest of any nature whatsoever on the above said property and the title of the said property is clear, marketable and free from all encumbrances and reasonable doubts.

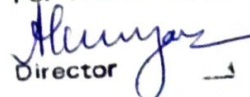
AND WHEREAS the Purchaser on or before execution of this deed presented the cheque for total sum of Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only) to the Vendor, being the full and final price consideration price of the above said property, more particularly described **in the "RECEIPT" hereunder written.**

AND WHEREAS the Purchaser has called upon the Vendor to execute the conveyance against the receipt of the above said cheque for the total sum of Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only) more

For AKAR INFOTECH LTD.


Director

For AKAR LTD.


Director



particularly described in the "RECEIPT" hereunder written, being the full and final price consideration, which the Vendor has agreed to do so.

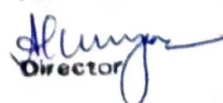
NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the above said cheque for the total sum of Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only) received by the Vendor from the Purchaser on the execution of these presents, the Vendor do hereby admit and acknowledge the receipt thereof more particularly described in the receipt hereunder written and do hereby acquit, release and forever discharge the Purchaser that the Vendor do hereby grant, convey, assign, release, transfer and assure unto the Purchaser forever absolutely and assured unto the Purchaser all the right, title and interest, claim, possession and demands of the Vendor in the said piece and parcel of the property, more particularly described in the schedule hereunder written and for the sake of brevity hereinafter referred to as the 'SAID PREMISES' with all title, right and interest of the said property, including all the consents, orders and permissions connected with the above said property/premises together with all the advantages and appurtenances whatsoever to the said premises of any part thereof belonging or in anywise appertaining thereto or with the same or any part hereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law in equity of the Vendor into or upon the said premises to have and hold all the singular the said premises hereby granted, released, conveyed and assured or intended or expressed so to be unto and to the use of the Purchaser forever absolutely subject to the payment of all rates, taxes, assessments, dues, and duties now chargeable upon the same or hereafter to become payable to the Government of India or any other public body or Panchayat/Municipality and other authorities in respect thereof.

The Vendor do hereby further covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by

For AKAR INFOTECH LTD.


Director


For AKAR LTD.


Director

any other person or persons lawfully or equitably claiming by, from, through, under or in trust for them made done, committed, omitted or knowingly suffered to the contrary the Vendor now has in itself good rights, full powers and absolute authorities to grant, release, convey, assign, transfer and assure the said premises unto and to the use of the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser unto and to the use to the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the premises hereby granted, conveyed, assigned, released, transferred and assured or expressed to be for their own use without any suit, lawful eviction, interruption, claim and demand whatsoever from, under or in trust for them and that free and clear and freely and clearly and forever discharged or otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of or from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming, by, from, under or in trust for them or any of them and further that the Vendor and all other persons lawfully or equitably claiming any, estate, right, title, interest, at law or in equity in the said land, hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required.

The Vendor do hereby further covenant with the Purchaser that the Vendor has not done, omitted or knowingly or willingly suffered or being party of privy to any act, deed or thing whereby he was prevented from granting and conveying said premises in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged encumbered or prejudicially affected

For AKAR INFOTECH LTD.



For AKAR LTD.


Director

in estate, right or otherwise howsoever and the Vendor shall or will from time to time and at all times hereafter at the requests of the Purchaser do and execute or cause to be done and executed all such further and more perfectly and other lawful and reasonable acts, deeds, matter, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required by the Purchaser or its counsels at law.

The Vendor further covenant with the Purchaser that the Vendor has sold the above said **factory shed building on the First Floor of the Building No. "3"** for the Industrial Purpose to the Purchaser with all rights, title and interest of the said premises and the Vendor has handed over the possession of the said property/premises with all title, rights and interest to the Purchaser.

The Vendor further covenant with the Purchaser that the Vendor has not received any notice from acquisition or for any reason in respect of the said premises/property and no proceedings is pending in any Court or Offices and the Purchaser shall be entitled to get its name entered in the records of the Government and Municipality/Panchayat maintained for this premises by producing this Sale Deed.

The Vendor has given up all rights, title and interest of the above said property i.e. on the First Floor of the Building No.3 in favour of the Purchaser and the Purchaser became the absolute owner and possessor of the above said property/premises from today.

For AKAR INFOTECH LTD.

M. Anil
Director


For AKAR LTD.

Shunyar
Director

The Vendor do hereby agree to give signatures, statements wherever require for this purpose in respect of the above said property/premises and now onwards the Purchaser shall be entitled to use its name on and for the said property/premises.

The proper stamp duty of Rs.36,700/- has been used for the Registration Purpose on this Deed.

SCHEDULE OF THE PROPERTY :



All that piece and parcel of the Gala/Unit situated **on the First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

This Sale Deed has been read over and explained to the parties hereto in vernacular and after fully understanding the same in their vernacular, they have put and subscribed their respective hands on this agreement in the presence of the witnesses mentioned herein below, without any threat or pressure.

For AKAR INFOTECH LTD.

[Signature]
Director

For AKAR LTD.

[Signature]
Director

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

Signed and Delivered by the]
within named "VENDOR"]

AKAR LIMITED]

Through its Authorised Director]

MR. ASHOK JAIN Son of **MR.**]

HEMCHAND JAIN]

In the presence of]

1. *Handwritten signature*]

2. *Handwritten signature*]

For AKAR LTD.

Handwritten signature
Director

(**ASHOK JAIN**)

Authorised Director of
AKAR LIMITED
" VENDOR "



Signed and Delivered by the]
within named "PURCHASER"]

AKAR INFOTEC LIMITED]

Through its Authorised Signatory]

MR. BHAVESH GOYAL Son of]

MR. MOHAN GOYAL]

In the presence of]

1. *Handwritten signature*]

2. *Handwritten signature*]

Handwritten signature

(**BHAVESH GOYAL**)
Authorised Signatory of

AKAR INFOTEC LIMITED
" PURCHASER "

For AKAR LTD.

Handwritten signature
Director

Shri / Ms. Akar Infotech Ltd
Through Its Director / Partner / PAO Holder (not signing)
Shri Blavesh Goyal
Executing Party 36 Years Occupation Mumbai
Business / Service Residing At Mumbai

The Executant (S) Admit Execution

[Signature]

30 MAR 2010 Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

For AKAR INFOTECH LTD.
[Signature]
Director

Shri / Ms. Akar Ltd
Through Its Director / Partner / PAO Holder
Shri Ashok Jain
Executing Party 55 Years Occupation
Business / Service Residing At Mumbai

The Executant (S) Admit Execution

[Signature]

30 MAR 2010 Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

For AKAR LTD.
[Signature]
Director

Shri Ganesh bhai N. Patel
Age About 40 years Occupation
Banner Residing At
Durgam And Known To The
Sub-Registrar State That The Personally
Known The Above Executor (S) And
Identify Him / Them


[Signature]

30 MAR 2010 Sub-Registrar
Dadra & Nagar Haveli
SILVASSA




- 12 -

Registered No. 1095
At Page 366 to -
Volume I of Book No 83
Date 30/03/2010


Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

Total pages from 1 to 12
The Original document is
returned to Shri/Ms. Ramay S. Rohit
of Silvassa

Who has produced original Registration
Receipt on 

3 APR 2010

Sub-Registrar
Dadra & Nagar Haveli
SILVASSA



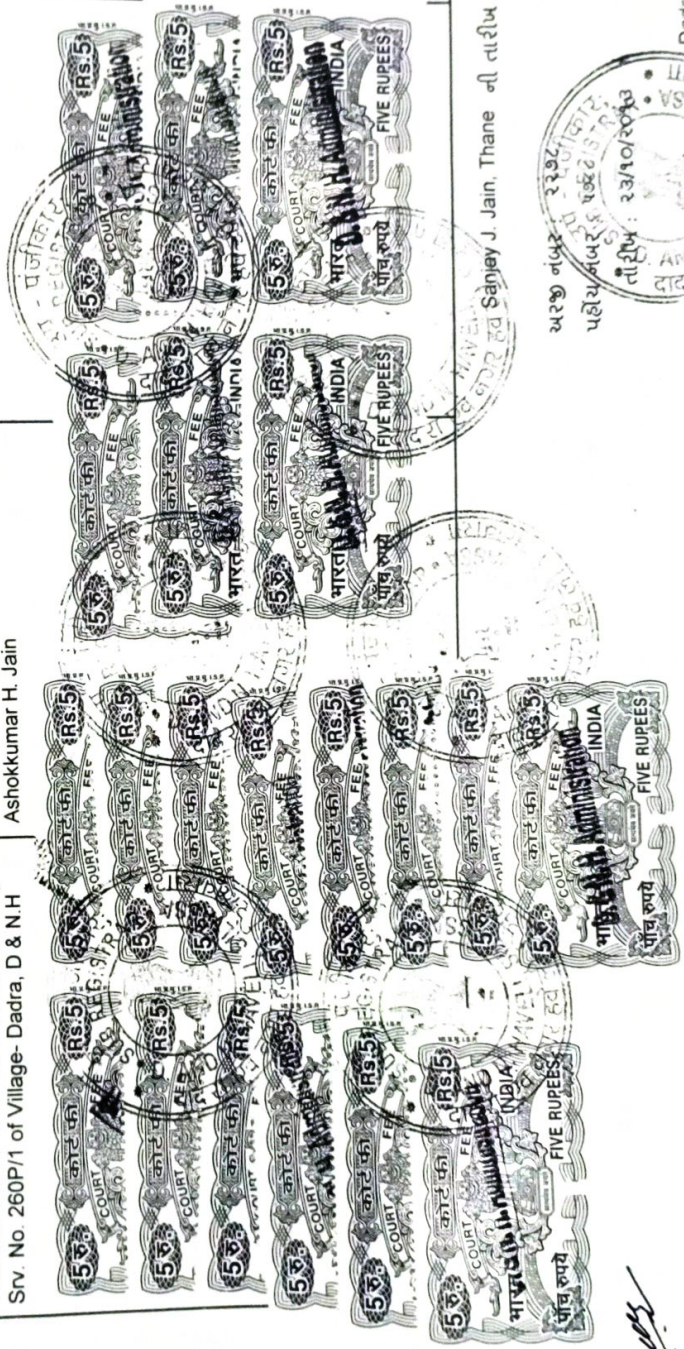


अभ-रञ्जस्टार कचेरी

Dadra & Nagar Haveli Silvassa

गामनु नाम : Dadra

संज्ञा	सर्वे नंबर पेटा विलग आकार अथवा बूडी नंबर अने घर नंबर क्षेत्राण आपवांमां आवे (जे कंठ पश होय तो)	एस्तावेज करी आपनार पक्षकारनुं नाम अथवा दिवानी कोर्टना हुकमनामा अथवा आदेशना संबंधमां प्रतिवादीनुं नाम	एस्तावेज करी लेनार पक्षकारनुं नाम अथवा दिवानी कोर्टना हुकमनामा अथवा आदेशना संबंधमां वादीनुं नाम	सहीनी तारीख नोंधणीनी तारीख	अनुक्रम नोंधणीनी तारीख	शेरो
माहिती देणार/वेयाण	Ind. Gala/Unit situated on the 1st Floor, Adm. 6115 Sq. Fts., of the Building No. 3, Ankur Industrial Estate Con. On. N.A.Land Bearing Srv. No. 260P/1 of Village- Dadra, D & N H	Akar Hospitality & Management Service Ltd. Formerly known as Akar Infotec Ltd. Through Autho. Sign. Mr. Ashokkumar H. Jain	Mr. Sanjay J. Jain	23/06/2013 29/06/2013	3115	



श. 390000000000

For The Cosmos Co-operative Bank Ltd. Authorised Signature

प्रती नः

सह-रञ्जस्टार
Dadra & Nagar Haveli Silvassa

नोंध. शीमयटर पिन्डमां कोठ पश रीते करेल सुधारो मान्य गणारो नही.

अरञ्ज नोंधणीनी तारीख : 23/10/2013 ना रोजनी
पहोयान नोंधणीनी तारीख : 23/10/2013



अरञ्ज नोंधणीनी तारीख : 23/10/2013
पहोयान नोंधणीनी तारीख : 23/10/2013
Dadra & Nagar Haveli Silvassa

रजिस्ट्रेशन पहोय

T.R. act XVI of 1908, r.5.p.

पहोय नंबर: ५१७४

दस्तावेज नंबर: ३११९

दस्तावेज वर्ष: २०१३

ता: २३

माह: सप्टेम्बर

सने: २०१३

अवेज Rs ३०००००.००

दस्तावेजो प्रकार मालिकी डेरप्रत/वेयाख

रजु करनारनु नाम Mr. Sanjay J. Jain

नीचे प्रमाणे डी पहोयी

३. पैसा

६२९०

१५

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रजिस्ट्रेशन डी.....

Total pages from 1 to 15

नकल करवा नी डी साईड / डोवीयो.....

The Original document is returned to Shri/Ms. H. Mani Ramani.

शेरोनी नकल करवा माटे डी.....

Who has produced original Registration Receipt on 27-09-2013

दपाल पर्य.....

नकलो अथवा यादोओ (कलम ६४ थी ६७)

शोध अजर तथापली.....

दं: कलम-२५.....

कलम-३४ (कलम-५७).....

नकल डी डोवीयो.....

छिन्नेक्ष-२ डी.....

आ सिवायनी बाबतोनी डी.....

SUB-REGISTRAR
DADRA & NAGAR HAVELI
SILVASSA

कुल अंकदरे ३

६३०९

अंडे रूपीया नवहजर त्रयसो अक पुरा.

दस्तावेज

ना दिवसे तैयार धरे अने

नकल

ते रजिस्टर दपालशी भोकलवामां

आवशे.

डयेरीमां आपवामां

दस्तावेज रजिस्टर पोस्ट थी नीयेना सरनामे भोकलशी.

470 Mahesh Park, Shiv Smruti Building, 3rd Floor, Block No. 11, Gokul Nagar, Bhiwandi, Dst. Thane, Maharashtra State

(P N Parmar)

सब रजिस्टर

Dadra & Nagar Haveli

अजर

रजु करनारनी सही



SRO-NIC(G)

2528765509748960203

२३/९/२०१३

११:४९:११ am

For The Cosmos Co-operative Bank Ltd.

Authorised Signatory



सत्यमेव जयते

INDIA NON JUDICIAL Government of Union Territory of Dadra and Nagar Haveli

e-Stamp

Certificate No.	: IN-DN00574877669403L
Certificate Issued Date	: 21-Sep-2013 11:19 AM
Account Reference	: SHCIL (FI)/ dnshcil01/ SILVASSA/ DN-DN
Unique Doc. Reference	: SUBIN-DNDNSHCIL0100577582704251L
Purchased by	: AKAR HOSPITALITY AND MANAGEMENT SERVICES LTD
Description of Document	: Article Sale Deed
Property Description	: GALA SITUATED 1ST FLOOR, ADM 6115 SQ FT, BILDG NO:3, ANKUR INDUSTRIAL ESTATE, SR NO:260P/1, DADRA
Consideration Price (Rs.)	: 37,00,000 (Thirty Seven Lakh only)
First Party	: AKAR HOSPITALITY AND MANAGEMENT SERVICES LTD
Second Party	: SANJAY JUHARMAL JAIN
Stamp Duty Paid By	: AKAR HOSPITALITY AND MANAGEMENT SERVICES LTD
Stamp Duty Amount(Rs.)	: 74,000 (Seventy Four Thousand only)



.....Please write or type below this line.....

[Handwritten Signature]

ZK 0004968770

VOID VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID VOID

Statutory Alert:

- 1 The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- 2 The onus of checking the legitimacy is on the users of the certificate.

DNH		
3116		
2013		

S.R.No. 3116
 Presented at the office of the Sub-Registrar of
Dadra & Nagar Haveli Silvassa
 Between the hour of 11 to 12 on 23/09/2013

Receipt No :-	5174	
Received Fees For		Rs.
Registration		9270
Side Copy Fee	(15)	15
Postage		5
Other Fees		11
TOTAL :-		9301



Mr. Sanjay J. Jain

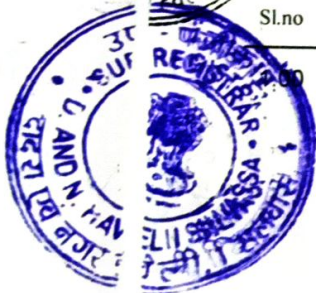
(Signature)

(P N Parmar)
 Sub Registrar
 Dadra & Nagar Haveli Silvassa



(Signature)

(P N Parmar)
 Sub Registrar
 Dadra & Nagar Haveli Silvassa



Sl.no	Party Name and Address	Photograph	Thumb Impression	Signature
	Shri/Ms. Akar Hospitality & Managment Service Ltd. Formerly known as Akar Infotec Ltd. Through Autho. Sign. Mr. Ashokkumar H. Jain Through its Director/Partner/PAO Holder Shri _____ Executing Party 60 Years.Occupation Business / Service Residind At Office at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri(W), Mumbai-400 053 The Executant (S) Admit Execution			<i>(Signature)</i>
1.00	Shri/Ms. Mr. Sanjay J. Jain Through its Director/Partner/PAO Holder Shri _____ Claiming Party 31 Years.Occupation Business / Service Residind At 470 Mahesh Park, Shiv Smruti Building, 3rd Floor, Block No. 11, Gokul Nagar, Bhiwandi, Dst. Thane, Maharastra State The Executant (S) Admit Execution			<i>(Signature)</i>