



Friday, January 08, 2010

3:14:44 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 408

गावाचे नाव बिलालपाडा

दिनांक 08/01/2010

दस्तऐवजाचा अनुक्रमांक

वसई 3 - 00400 - 2010

दस्ता ऐवजाचा प्रकार

भाडेपटाचे हस्तांतरण

सादर करणाराचे नाव: मे सॅप प्रिंट सोल्युशन प्रा ली हॉटे अयरेक्टर संतोष भार्गव बामणे - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

1340.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (67)

एकूण

रु.

31340.00

आपणास हा दस्त अंदाजे 3:29PM ह्या वेळेस मिळेल

दुय्यम निबंधक

वसई 3

बाजार मुल्य: 7727000 रु. मोबदला: 8384000रु.

भरलेले मुद्रांक शुल्क: 419200 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा, वरळी, मुंबई;

डीडी/धनाकर्ष क्रमांक: 057119; रक्कम: 30000 रु.; दिनांक: 07/01/2010

LR

11200

Trust - Bala
Bilalpur
2009

IDBI BANK

Customer Copy Sr. No. **18411** Date: 29/12/09

Pay to: Acct. No. 05637200010056448 bank A/c Stamp duty

Type of Document	Deed of Assignment
Type of Stamp	Special Adhesive
Franking Value	Rs. 419200
Service Charges	Rs. 10/-
Total	Rs. 419210

Name and address of stamp duty paying party
M/S SAP PRINT SOLUTIONS PVT LTD

Cheque / DD No.
 Drawn on Bank

DO NOT WRITE IN THESE SPACES
 Branch 602, 7th Floor, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DEED OF ASSIGNMENT

This Indenture is made at Vasai on 29 December 2009

BETWEEN M/s Duru Enterprises Proprietor M/s Lavina Towers Private Limited having its address at 701, New Virendra Apts., Khar Danda Road, Opp. Reliance Energy Bill Centre, Khar (W), Mumbai 400 052 hereinafter referred to as TRANSFEROR (which expression shall unless it be repugnant to the context and/or meaning thereof, shall mean and/or include and/or deem to include its successors, executors and administrators) of the First Part. AND M/s SAP Print Solutions Private Limited having its address at 28A, Laxmi Industrial Estate, S. N. Path, Lower Park Road, Mumbai 400 013 of the Second Part hereinafter referred to as TRANSFEREE (which expression shall, unless it

For IDBI BANK LTD.

Industrial Development Bank of India Ltd
Anand House, Chantolai Road,
Opp. Chantolai Mandir, Thane-400 602

Authorised Signatory

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146002
SPECIAL
ADHESIVE
DEC 29 2009
MAHARASHTRA

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repugnant to the context or meaning thereof, mean and/or include and/or deem to include their heirs, executors, administrators).

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WHEREAS Transferor is a lessee (The Vasai Taluka Co-operative Industrial Estate Limited is the lessor) in respect of and is sized, possessed and/or sufficiently entitled to the plot of land bearing Survey No. 229, Plot No.

3, Village Achole (now No.42 Hissa No. 1 & Village Bilalpada), ^{Total Area} admeasuring 1236.25 Sq. Meters, ^{out of 1115 Sq. mt.} and the

- Old Allotment Plus -

- additional land admeasuring 121.25 Sq. Meters as per the Society letter dated 14/1/2008 in Sector II, of 'The Vasai Taluka Co-operative Industrial Estate Limited, Gauraipada Taluka Vasai, District Thane (hereinafter referred to as the said lands) and has to pay an annual rent of Rs.400/- to the lessor as per the Deed of Lease executed on the day of 29/07/1986.

AND WHEREAS the Transferor has constructed a shed admeasuring 4000 Sq. Ft. Ground and First Floor standing on the said lands constructed in the year 1988 (hereinafter referred to as the said structure).

AND WHEREAS the Transferor is also one of the members of The Vasai Taluka Industrial Co-operative Estate Limited, bearing membership registration No. 522 and holds four shares bearing Nos. 1905 to 1908 (both

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inclusive) of Rupees Five Hundred each issued by The Vasai Taluka Industrial Co-operative Estate Limited under share certificate No. 1077 and by virtue of the said membership is entitled to use, occupy, possessed and enjoy the said lands and the said structure. (herein after referred to as the said shares, the said society).

AND WHEREAS the TRANSFEREE approached the TRANSFEROR for the assignment of the leasehold rights of the said lands and transfer of the said structure and after some negotiations the TRANSFEROR agreed to assign the leasehold rights of the said lands and transfer of all its rights, title and interest in the said structure and the TRANSFEREE accepted the said assignment and the said transfer by executing these presents.

NOW THIS INDENTURE WITNESSETH

- 1) All recitals herein above mentioned are to become integral part of this indenture as if the same are incorporated here.

in consideration of a sum of Rs. 83,84,000/- (Rupees Eighty Three Lacs Eighty Four Thousand only) being full and final consideration paid by the TRANSFEREE to the TRANSFEROR on or before or simultaneously with execution of these presents the TRANSFEROR hereby

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assigns the leasehold rights of the plot of land bearing Survey No. 229, Plot No. 3, Village Achole (now No.42 Hissa No. 1), admeasuring 1236.25 Sq. Meters and the additional land admeasuring 121.25 Sq. Meters as per the Architect report dated 9/1/2008 in Sector II, of 'The Vasai Taluka Co-operative Industrial Estate Limited, Gauraipada Taluka Vasai, District Thane (hereinafter referred to as the said lands) and transfers all its rights, title and interest in the shed admeasuring 4000 Sq. Ft. constructed in the year 1988 standing on the said lands (hereinafter referred to as the said structure) and the TRANSFEREE hereby accepts the said assignment and the said transfer and the TRANSFEROR forever acquits and releases and/or transfers absolutely unto/in favour of the TRANSFEREE TRANSFEROR'S all rights, title, interest in the said lands and the said structure along with all rights title and interest in membership, four shares bearing Nos. 1905 to 1908 (both inclusive) of Rupees Five Hundred each of/issued by The Vasai Taluka Industrial Co-operative Estate Limited under share certificate No. 1077 (herein after referred to as the said shares of the said society) more particularly described in the Schedule hereunder written.

- 2) The aforesaid assignment, transfer etc. is TOGETHER WITH all the trees courtyards areas ways wells compounds paths plants lights liberties

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easements profits privileges advantages rights members and appurtenances whatsoever to the said lands and the said structure of the TRANSFEROR or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof or to be appurtenant thereto

3) AND ALSO TOGETHER WITH

- a. ALL the deeds documents writings vouchers and other evidences of title in possession of the TRANSFEROR relating to the said lands and the said structure or any part thereof
- b. ALL estate rights title interest use inheritance property possession benefit claim and demand whatsoever both at law and in equity of the TRANSFEROR'S rights title interest in the said lands and the said structure hereby expressed to be assigned, transferred or any part thereof and other premises



4) TO HAVE AND TO HOLD

- a. The TRANSFEROR'S rights, title and interest in the said lands and the said structure or any part thereof hereby assigned and transferred

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with their rights members and appurtenances unto and to the use and benefit of the TRANSFEREES forever SUBJECT TO the payments of all the rents rates taxes assessments dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Municipal Authorities or the Government of Maharashtra or any other Authority or body by the TRANSFEREES AND the TRANSFEROR does hereby for itself and its successors, executors administrators and assigns or anybody claiming under it covenant with the TRANSFEREES that notwithstanding any act deed matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by from under through or in trust for it made done committed omitted or knowingly suffered to the contrary by the TRANSFEROR now has in itself good right full power and absolute authority to assign and transfer its rights title interest in the said land and the said structure hereby assigned and transferred unto and to the use of the TRANSFEREE in the manner aforesaid

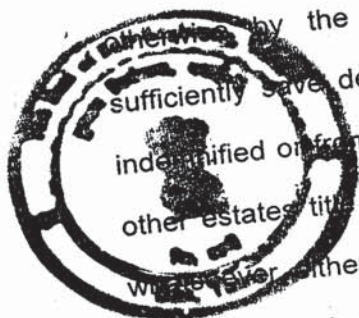


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5) AND THAT

a. It shall be lawful for the TRANSFEREE or its assigns from time to time and at all times hereafter peaceable and quietly to hold enter upon have occupy possess and enjoy the TRANSFEROR'S rights title and interest in the said lands and the said structure and receive the rents, issues and profits thereof to and for it's own use and benefit without any suit lawful eviction interruption claim or demand whatsoever from or by the TRANSFEROR or by any person or persons lawfully or equitably claiming from/under/through or in trust under the TRANSFEROR AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or indemnified by the TRANSFEROR well and sufficiently save defended kept harmless and indemnified or from and against all former and other estates title charges and encumbrances whatsoever either already or to be hereafter have made done executed occasioned or suffered by the TRANSFEROR or by any other person or person lawfully or equitably claiming



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from under or in trust for it in respect of the said property.

b. AND FURHTER THAT the TRANSFEROR shali and will from time to time and at all times hereafter at the request and cost of the TRANSFEREE do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds things matters and perfectly and absolutely granting and assuring the TRANSFEROR'S rights title and interest in the said lands and the said structure and every part thereof hereby granted unto and to the use of the TRANSFEREE and assignis or its counsel in law shall reasonable require

6) The Transferor declares that he has been regularly paying to the Lessor the Lease Rent and the Transferor will clear all outgoings upto the date of handing over possession of the said land and structure to the transferee. The Transferor hereby covenants with the transferee that he will indemnify and keep indemnified the transferee from and against any actions, claims, demands, charges etc. that may arise against the transferee consequent upon non-payment of any dues in respect of the said land and

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structure upto the date of handing over possession of the said land and structure to the transferee.

- 7) The Transferee shall be entitled to apply for the membership of the said society and for the transfer of the said shares to his name on making full payment of the consideration to the Transferor and both the parties shall execute the Transfer forms as provided in the Bye - Laws of the said society and submit the same together with the share certificate to the said society with the prescribed Transfer Fee for recording the transfer of shares in favour of the Transferee and mutation in the records of the said society in favour of the Transferee.
- 8) The TRANSFEE shall always be entitled to the FSI/TDR and all other advantages benefits profits in respect of or relating to the TRANSFEROR'S rights title and interest in the said Property and the TRANSFEROR shall have no right title interest or any nature whatsoever therein or any part or portion thereof.
- 9) The TRANSFEE has paid to the TRANSFEROR the above offered consideration in the following manner.
- a. Rs. 5,00,000/- (Rupees Five Lacs paid by the TRANSFEE to the TRANSFEROR by

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१०/१०

cheque No. 345246 dated 4th November 2009

drawn on Bank of Baroda, Worli Branch

b. Rs. 50,00,000/- (Rupees Fifty Lacs paid by the

TRANSFEE to the TRANSFEROR by

cheque No. 346598 dated 30th December 2009

drawn on Bank of Baroda, Worli Branch

c. Balance amount of Rs. 28,84,000/- (Rupees

Twenty Eight Lacs Eighty Four Thousand by

cheque No. 347218 dated 21st March 2010

drawn on Bank of Baroda, Worli Branch

10) Income Tax Permanent Account Numbers of

the parties hereto are as under: -

a. TRANSFEROR : AABCL0654P

b. TRANSFEE : AALCS8406N

11) The parties hereto hereby agree that this Deed

will be subject to Bombay Jurisdiction.

IN WITNESS WHEREOF the parties hereto have hereunto

set and subscribed their respective hands and seals on the

day and the year first hereinabove written.



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SCHEDULE

Plot of land bearing Survey No. 229, Plot No. 3,
 Village Achole (now No.42 Hissa No. 1 & Village Bilalpada),
 Total Area → admeasuring 1236.25 Sq. Meters ^{out of 1115 sqmt of allotment} and the additional land
 admeasuring 121.25 Sq. Meters as per the Society Lett er
 dated 14/1/2008 in Sector II, of 'The Vasai Taluka Co-
 operative Industrial Estate Limited, Gauraipada Taluka
 Vasai, District Thane with a shed admeasuring 4000 Sq. Ft.
 standing on the said lands constructed in the year 1988
 along with all rights title and interest in membership, four
 shares bearing Nos. 1905 to 1908 (both inclusive) of
 Rupees Five Hundred each of/issued by The Vasai Taluka
 Industrial Co-operative Estate Limited under share
 certificate No. 1077 and bounded as follows:-

On and towards North by

On and towards South by

On and towards East by

On and towards West by



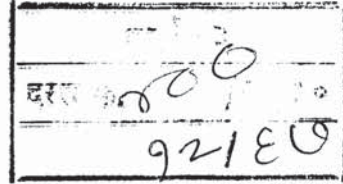
SIGNED SEALED AND DELIVERED

BY within named Transferor

Duru Enterprises Proprietor

M/s Lavina Towers Private Limited

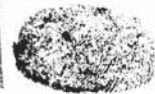
Through its Director Mr. Deepa
In the presence of



FOR LAVINA TOWERS PVT. LTD.

Mr. Shukh *[Signature]*

DIRECTOR



SIGNED SEALED AND DELIVERED

BY within named TRANSFEREE

M/s SAP Print Solutions Private Limited

Through its Director Mr. Jankesh Bumbhe
In the presence of

FOR SAP PRINT SOLUTIONS PVT. LTD.

DIRECTORS / AUTHORISED SIGNATORY

ALL IN THE PRESENCE OF

Name : Grishkumar. Shukh
Signature : *[Signature]*
Address : Sai Tower, Ambekli Road
Vasai Road (W).



Name : Mangal Chaudhari
Signature : *[Signature]*
Address : Sai Deep Madhuban,
Vasai Road (W).



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RECEIPT

Received Cheque No 345246 for Rs.5,00,000/- (Rupees Five Lakh only)dated 04/11/2009 drawn on Bank Of Baroda Worli branch from the Purchaser. Subject to realization of cheques



For M/s. Lavina Towers Pvt. Ltd.

Director

Received Cheque No 346598 for Rs.50,00,000/- (Rupees Fifty Lakh only)dated 30/12/2009 drawn on Bank Of Baroda Worli branch from the Purchaser. Subject to realization of cheques

For M/s. Lavina Towers Pvt. Ltd.

Director

Received Cheque No 347218 for Rs.28,84,000/- (Rupees Twenty Eight Lakh Eighty Four Thousand only)dated 21/03/2010 drawn on Bank Of Baroda Worli branch from the Purchaser. Subject to realization of cheques.

For M/s. Lavina Towers Pvt. Ltd.

Director

