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ORIGINAL Agreement
Given to Kotak Bank
on 27/12/16 for
Arunec Infocare Ltd.



Friday, June 15, 2012
12:56:14 pm

पावती

Original

नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 6783
दिनांक : 15/06/2012

गावाचे नांव : फोर्ट

दस्तऐवजाचा अनुक्रमांक : बबई3 - 5675 - 2012

दस्त ऐवजाचा प्रकार : करारनामा

सादर करणा-याचे नाव : विनोद सुखराज मेहता

फी नोंदणी फी : ₹.30,000.00

दस्त हाताळणी फी : ₹.600.00

पृष्ठांचे संख्या : 29

DELIVERED

एकूण ₹.30,600.00

आपणास हा दस्त अंदाजे 1:16PM ह्या वेळेस मिळेल

सह कुटुंबीय निव्वयक
मुंबई शहर क. ३

बाजार मूल्य : ₹.4,960,623/-

मोबदला : ₹.5,025,000/-

भरलेले मुद्राक शुल्क : ₹.251,250/-

1) देयकाचा प्रकार :By Demand Draft रक्कम: ₹.30,000

डीडी/ धनादेश क्रमांक :740495 दिनांक :14/06/2012

बँकेचे नाव व पत्ता :ओरियन्टल बँक ऑफ कॉमर्स मुं

2) देयकाचा प्रकार :By Cash रक्कम: ₹.600

DELIVERED

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt.

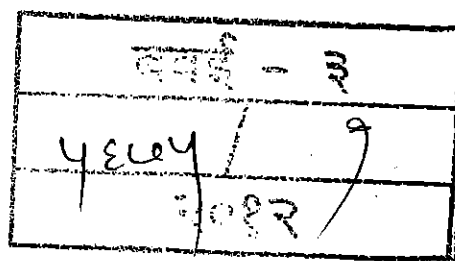
Account Id mhshcil01

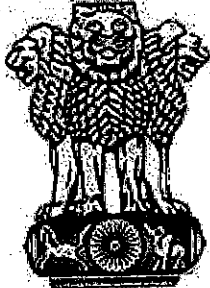
Receipt Id RECIN-MHMHSICIL0108966955525617K

Account Name SHCIL-MAHARASHTRA

Receipt Date 14-JUN-2012

Received From Vinod Sukharaj Mehta	Pay To
Instrument Type PAYORDER	Instrument Date 14-JUN-2012
Instrument Number 740500	Instrument Amount 251250 (Two Lakh Fifty One Thousand Two Hundred And Fifty only)
Drawn Bank Details	
Bank Name Oriental Bank of Commerce	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	






सत्यमेव जयते

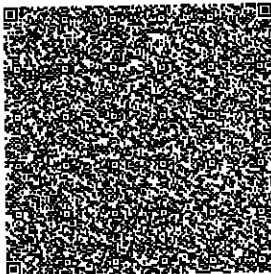
INDIA NON JUDICIAL

Government of Maharashtra

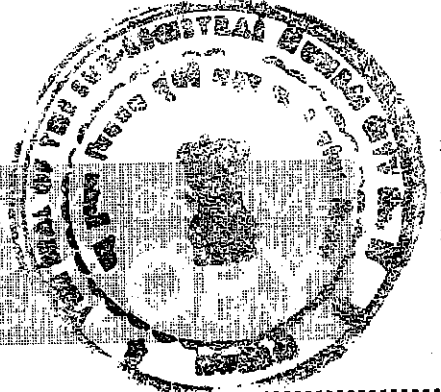
e-Stamp

Issued by: VINOD D
 Stock Holding Corporation of India, Ltd.
 Location: SRO-CUSTOM
 Signature: 
 Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH09257683486855K
 Certificate Issued Date : 14-Jun-2012 03:13 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ SRO-CUSTOM/ MH-MUM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0109952710526823K
 Purchased by : Vinod Sukharaj Mehta
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : Commerces House, Office No.105, 1st Flr, N.M.Rd, Fort, Mum-23, C.S.No.123, Fort Div
 Consideration Price (Rs.) : 50,25,000
 (Fifty Lakh Twenty Five Thousand only)
 First Party : Radhika Vinod Shah and Others
 Second Party : Vinod Sukharaj Mehta
 Stamp Duty Paid By : Vinod Sukharaj Mehta
 Stamp Duty Amount(Rs.) : 2,51,250
 (Two Lakh Fifty One Thousand Two Hundred And Fifty only)



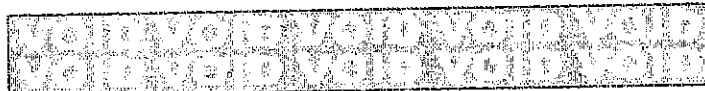
SHCIL COPIES



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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shoilestamp.com or at any Authorised collection center address displayed at www.shoilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like colored background with Lacey Geometric Flexible patterns and subtle Logo images, Complex ornamental design borders, Anti-copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features".

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DEED OF TRANSFER

THIS DEED OF TRANSFER is entered into and executed at Mumbai this th 15 day of June, 2012

V.M.
RUS
A. Doshi

BETWEEN

(1) SMT. RADHIKA VINOD SHAH, of Mumbai, Indian Inhabitants, residing at 204, Park Apartments, 272, V. S. Marg, Shivaji Park, Dadar (W), Mumbai – 400 028 (2) SMT. PRATIMA ASHOK DOSHI, of Mumbai, Indian Inhabitants, residing at “Kum-Kum”, 2nd Floor, 105, Wadala, Mumbai- 400 031 and (3) SMT. MEENA NILESH HEMANI of Mumbai, Indian Inhabitants, residing at 7A, Sett-Minar, 16A, Pedder Rd, Opp. Jaslok Hospital, Mumbai – 400 026, hereinafter collectively referred to as “the Transferors” (Which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include their respective heirs, executors and administrators) of the One Part:

AND

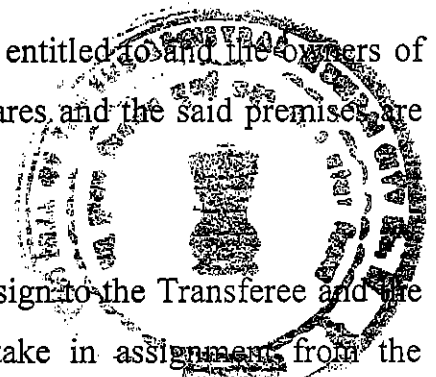
वर्ग - 3
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2012

VINOD SUKHRAJ MEHTA , of Mumbai Indian Inhabitant, having his office at 102, Commerce House, 140, N. M. Road, Fort, Mumbai- 400 023, hereinafter referred to as “the Transferee” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include his heirs, executors and Administrators and assigns) of the Other Part:

MNH V.M.
RUS
A. Doshi.

Whereas:

1. The Transferors are the registered member of the **Association of the Commerce House Block Owners Ltd.**, situated at Commerce House, 140, Nagindas Master Road, Fort, Mumbai- 400 023, (hereinafter referred to as "**the said Company**") and as member of the said Company, the Transferors are holding 5 shares under Share certificate no. 134 bearing distinctive nos. 666 to 670 (both inclusive) of the face value of Rs.50/-each and aggregate value of Rs.250/- and 45 shares under Certificate no. 535 bearing distinctive nos.2661 to 2705 (both inclusive) of the face value of Rs.50/- each issued by the said Company (hereinafter collectively called to as "**the said shares**").
2. By virtue of being member of the said Company, the Transferors are absolutely seized and possessed of and otherwise well and sufficiently entitled to the office premises bearing No. 105, Commerce House, 1st floor, 140, Nagindas Master Road, Fort, Mumbai- 400 023 and more particularly described in the Schedule hereunder written (hereinafter referred to as "**the said premises**");
3. In the circumstances the Transferors are absolutely entitled to and the owners of the said shares and the said premises and which shares and the said premises are standing in the joint names of the Transferors.
4. The Transferors have agreed to sell, transfer and assign to the Transferee and the Transferee has agreed to acquire, purchase and take in assignment from the Transferors the said shares and the said premises free from all encumbrances and claims and at or for the price and upon the terms and conditions mutually agreed to between the parties hereto.
5. The parties hereto are desirous of recording the said terms and conditions.



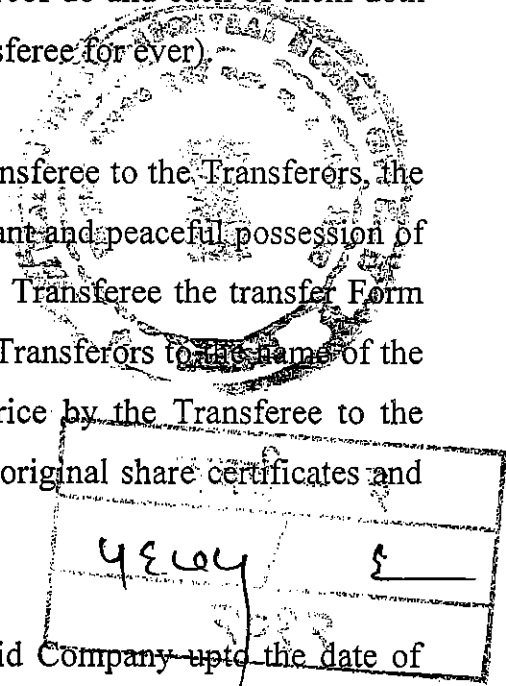
4804 7

NOW THIS AGREEMENT WITNESSETH THAT IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW:

1. The Transferors hereby sell, transfer and assign to the Transferee and the Transferee hereby purchases, acquires and take in assignment from the Transferors:-

V.M.
A. Doshi
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MNH

- (a) the said shares being 5 shares under Share certificate no. 134 bearing distinctive nos. 666 to 670 (both inclusive) of the face value of Rs. 50/- each and aggregate value of Rs. 250/- issued by the said Company and also 45 shares issued by the said Company under certificate no. 535 bearing distinctive nos. 2661 to 2705(both inclusive) of the face value of Rs. 50/- each; and
- (b) the said premises being Office No. 105, first floor, of the building known as "Commerce House", situated at 140, Nagindas Master Road, Fort, Mumbai- 400 023 and more particularly described in the Schedule hereunder written and all the Transferors' beneficial shares, right, title and interest into an over the said shares and premises shares and all of which are hereinafter collectively called 'the said premises' free from encumbrances at the aggregate price of **Rs. 50,25,000/- (Rupees Fifty Lacs Twenty Five Thousand Only)** paid by the Transferee to the Transferors on or before the execution of these presents (the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do and each of them doth hereby acquit, release and discharge the Transferee for ever).
2. Upon payment of the said purchase price by the Transferee to the Transferors, the Transferors have handed over to the Transferee vacant and peaceful possession of the said premises and have also handed over to the Transferee the transfer Form for transfer of the said shares from the name of the Transferors to the name of the Transferee. Upon payment of the said purchase price by the Transferee to the Transferors, the Transferors shall hand over all the original share certificates and other documents to the Transferee.
3. All outgoings payable by the Transferors to the said Company upto the date of completion of the sale, that is, upto the date hereof shall be borne and paid by the Transferors and if need be the same shall be brought into account and apportioned. All such payments after the date of completion of the sale shall be responsibility of the Transferee.
4. The Transferors shall for no additional consideration be bound to the obtain from the said Company the transfer to the name of the Transferee of all amounts

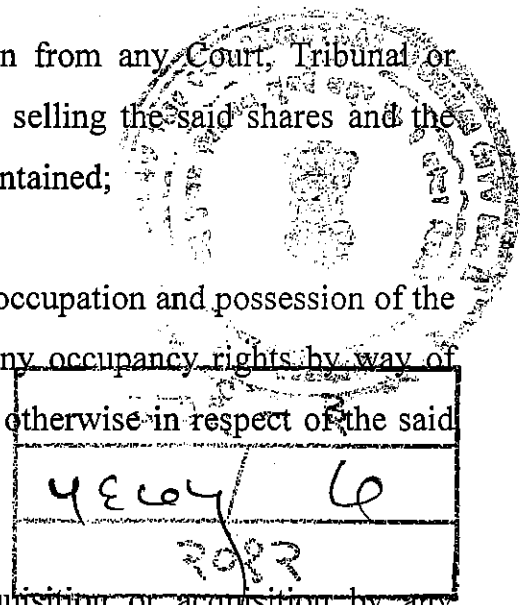


V.M.
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standing in the name of the Transferors towards deposits and outstanding with the said Company and to have the said shares and the said premises duly transferred to the name of the Transferors. The entire amount either standing in the name of the Transferors in respect of the said shares and the said premises towards the deposit or outgoing with the said Company shall stand transferred to the name of the Transferee without any additional consideration whatsoever.

5. The Transferors hereby declare, confirm, represent and warrant to the Transferee that:-

- (a) the said shares and the said premises constitute the Transferors absolute property and the same are free from all liens, Charges, mortgages, disputes, claims and encumbrances;
- (b) the Transferors have good right, full power and absolute authority to sell and transfer the said premises to the Transferee and there is no impediment or restrain or injunction against the Transferors from being able to do so;
- (c) there are no outstandings or arrears payable to the said Company in respect of the Municipal taxes, company's outgoing and other charges in respect of the said premises;
- (d) there is no restraining Order or Injunction from any Court, Tribunal or Authority restraining the Transferors from selling the said shares and the said premises to the Transferee as herein contained;
- (e) the Transferors have been in exclusive use occupation and possession of the said premises and they have not created any occupancy rights by way of tenancy, sub-tenancy, leave and license or otherwise in respect of the said premises or any part thereof;
- (f) the said premises are not under any requisition or acquisition by any Government authority;
- (g) there are no Estate Duty, Wealth Tax, Sales Tax, Income Tax or other taxation proceedings whether for recovery or otherwise initiated by any



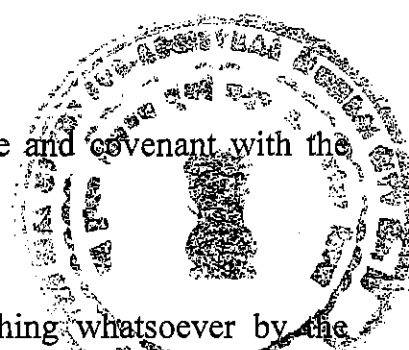
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Taxation Authorities or local Authorities or pending whereby the rights of the Transferors to deal with the said premises are any way affected;

- (h) No other person or party has any right, title or interest of any nature whatsoever in respect of the said premises. The Transferors have not parted with possession of the said premises or inducted any person into the said premises;
- (i) There are no family members, relatives, minors and/or other persons interested in the said premises;
- (j) There are no easementary rights created under any document or by any covenant or by prescription in respect of the premises or any part thereof; and
- (k) The title of the Transferors to the said premises is clear, marketable and free from all encumbrances;

6. The Transferors do and each of them doth hereby agree and covenant with the Transferee as follows:

- (a) That notwithstanding any act, deed, matter or thing whatsoever by the Transferors and/or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for the Transferors made, done, committed, omitted or willingly suffered to the contrary, **THEY** the Transferors now have in themselves good right, full power and absolute authority to grant, transfer, convey and assure the said premises and the said shares and all the right, title, interest, benefit and advantages in respect thereof unto and to the use and benefit of the Transferee in the manner aforesaid;
- (b) **AND** that the Transferee shall and may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said premises and receive the rents, issues and profits, thereof and every part thereof without any suit, eviction, interruption, claim or demand whatsoever from the Transferors or

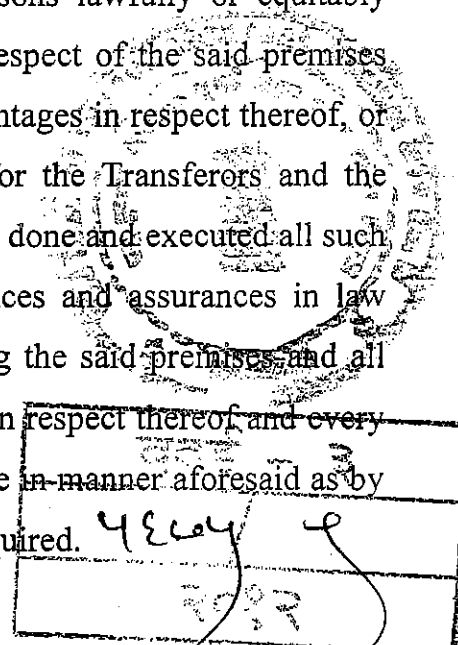


Handwritten signature and a rectangular stamp with a checkmark.

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any other person or persons lawfully or equitably claiming or to claim by from under them;

- (c) **AND** that they the Transferors have not at any time heretofore done or omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Transferors are not prevented from selling, granting, transferring, conveying etc. the said premises and all the right, title, interest, benefit and advantages in respect thereof or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate title or otherwise howsoever;
- (d) **AND** that free and clear and freely clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Transferors well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned or suffered by the Transferors or by any other person or persons lawfully or equitably claiming through them; and
- (e) **AND** further that the Transferors and all persons lawfully or equitably claiming any estate or interest whatsoever in respect of the said premises and all the right, title, interest, benefit and advantages in respect thereof, or any part thereof by, from, under or in trust for the Transferors and the Transferors shall and will execute or cause to be done and executed all such further and other acts, deeds, things conveyances and assurances in law whatsoever for the better and perfectly assuring the said premises and all the right, title, interest, benefit and advantages in respect thereof and every part thereof unto and to the use of the Transferee in manner aforesaid as by the Transferee or his counsels in law shall be required.



7. The Transferors have represented, confirmed and warranted to the Transferee that they have lost/misplaced the original Agreement .The Transferors hereby indemnify the Transferee against any loss, claim, charges and damages arising due to any of the above declarations toward to be false and or against any claims arising by virtue of non-availability of the original title deeds of the said premises.

V.M.
A. Doshi.
RUS
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8. The Transferors has made the application Dated 08th June 2012 for the NOC of the said premises to the associations.
9. On execution of these presents, the Transferee shall be the owners and be entitled to deal with and/or dispose off the said premises in such manner as they deem fit and do and execute and/or cause to be done and executed all the acts, deeds, matter and things and sign and/or execute all the deeds, documents, writings etc. in respect of the said premises.
10. The Transferee agrees and undertakes to observe, perform and carry out and abide by the bye-laws, rules and regulations of the said Company in force from time to time.
11. The Transferors agree to do all such further acts and execute all such further writing as may be necessary to give effect to the provisions of this agreement and effect the sale and transfer of the said premises from the Transferors to the Transferee in terms of this Agreement. It is hereby specifically agreed, confirmed and declared that by virtues of this Indenture, only the above said shares and the office premises are sold by the Transferors in favour of the Transferee.
12. The stamp duty and registration charges on this Agreement and/or any other document to be executed pursuant to this Agreement shall be borne and paid by the Transferee alone. The transfer charges payable to the said Company for transfer of the said premises and the said shares to the name of the Transferee shall be borne and paid by the Transferee alone. Each party shall bear and pay the professional costs of their respective legal advisers.
13. For the purposes of this transaction, the details of the PAN of the Transferors and the Transferee are as follows:

(a) Transferors/s PAN : AGDPS-6558-G
 AABPD-3919-L
 AARPH-8862-L

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(b) Transferee /s PAN : AAAPM-9752-B

V.M.
 A. Desai
 RDS
 DN#

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

THE SCHEDULE HEREINAFTER REFERRED TO:

Office Premises bearing No. 105 admeasuring 270 square feet of carpet area on the 1st floor of the building known as Commerce House, 140, Nagindas Master Road, Fort, Mumbai- 400 023 and situated on the plot bearing Cadestral Survey No. 123 of Fort Division in the Registration District and Sub- District of Mumbai City and Mumbai Suburban. The Building was constructed in the year 1962 and consists of ground and six floors having two lifts.

SIGNED SEALED AND DELIVERED)

By the withinnamed TRANSFERORS:)

(1) SMT. RADHIKA VINOD SHAH,)

(2) SMT. PRATIMA ASHOK DOSHI, and)

(3) SMT. MEENA NILESH HEMANI)

In the presence of _____)

1. Nilesh Hemani
Nilesh Hemani

2. T. J. Mehta

R. D. Shah
A. Doshi

M. N. Hemani
M. N. Hemani

SIGNED SEALED AND DELIVERED)

By the withinnamed TRANSFEREE:)

VINOD SUKHRAJ MEHTA)

In the presence of _____)

1. V. Mehta

2. T. J. Mehta

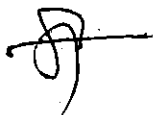

Vinod Mehta



30/11/20
4800/99
FOR

RECEIVED the day and year first)
hereinabove written of and from the)
withinnamed Transferee, the sum of)
**Rs.50,25,000/- (Rupees Fifty Lacs Twenty)
Five Thousand Only)**, Being the amount in)
full payable by them to us as)
within mentioned by Cheque dated)
03/02/2012. P.O.dated -14/06/2012)
drawn on Oriental Bank of Commerce,)
bearing Nos. 099047 , 099048 , 099049) Rs. **50,25000/-**(Fifty Lacs Twenty-
P.O. no. 740493,740494,740495,740496,) **Five Thousand Only)**
740497,740498,740499,740500)

WITNESSES:

1) 
2) 

WE SAY RECEIVED:

1. Roshal Roshal
2. A. Daswani
3. M. N. Hewan M. N. Hewan

TRANSFERORS



पृष्ठ - 3
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Nature of Agreement :

Type of Premises : Office

C.S. No : 123

Division : East

R.R.Zone : 2/26

Rate : 329500 Lift :

Area : 270 Sq ft carpet ie = 30.11 sq Mtrs Built-up

$$\begin{array}{r} 30.11 \times 329500 \\ \hline 99,21,747 \times 0.5 \\ \hline 4960873 \end{array}$$

Market Value : 49,61,000/-

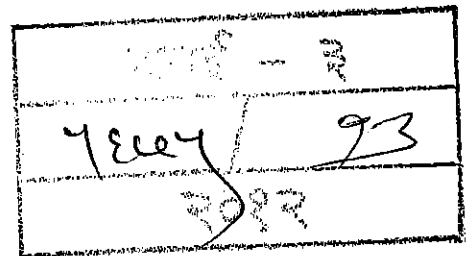
Agreement Value : 50,25,000/-

Stamp Duty : 2,51,250

Registration Fees : 30,000/-

Required ;

- 1) B.M.C Assesment bill / O.C / C.C.
- 2) Xerox copy of Pan Card both the Parties.
- 3) 2 Witness of registration with I.D.Proof.
- 4) Society Letter.
- 5) Share Certificate.



SHARE CERTIFICATE

THE ASSOCIATION OF THE COMMERCE HOUSE BLOCK OWNERS LTD.

(Incorporated under the Companies Act, 1956)

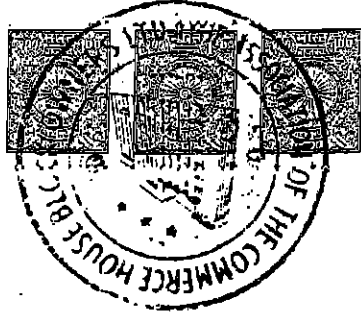
AUTHORISED CAPITAL Rs. 7,50,000
DIVIDED INTO 15,000 SHARES OF Rs. 50/- EACH

THIS IS TO CERTIFY that the person(s) named in this Certificate is / are the Registered Holder(s) of the within-mentioned Equity Share(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and that the amount endorsed hereon has been paid up on each such Share.

EQUITY SHARES EACH OF RUPEES 50.00
AMOUNT PAID UP PER SHARE RUPEES 50.00

Reg. Folio No. 167 Certificate No. 555
Name(s) of Holder (s) SMT. MANJULA M. SANGHVI
No. of Share(s) held 45 Shares
Distinctive No(s) 2661 To 2705

GIVEN under the Common Seal of the Company this 27th day of August 2003.



Signature of Director



Signature of Chairman

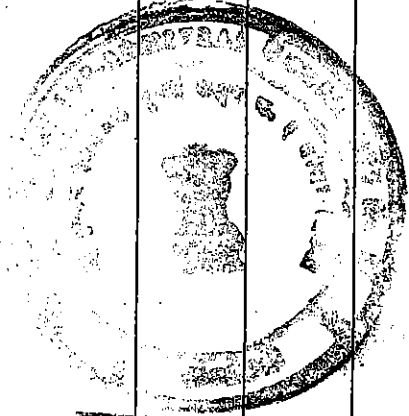
Signature of Director

Note : No Transfer of any portion of the Shares comprised in this Certificate can be registered unless accompanied by this Certificate.

Memorandum of Transfer

DETAILS OF TRANSFER

No. of Transfers	Date of Transfer	Share Ledger Folio.	FROM WHOM TRANSFERRED	TO WHOM TRANSFERRED	Secretary's Signature	Director's Signature	Chairman's Signature
265	29/3/10	601	Smt. Manjula M. Saughvi	Smt. Radhika Vihod Saag, Smt. Pragma Ashok Doshi & Smt. Meena Nitesh Heeraai			



29/3/10	94
92004	
RO	

COPY OF THIS MEMORANDUM OF TRANSFER IS TO BE FILED IN THE REGISTER OF TRANSFERS OF THE COMPANY AND A COPY IS TO BE FILED IN THE REGISTER OF TRANSFERS OF THE REGISTRAR OF COMPANIES, MUMBAI.

Original given
to Amiben on
17/11/2011 at
Vesison Crest

Chairman's
Signature

36 / 1030
36 / 1030
36 / 1030



THE ASSOCIATION OF THE COMMERCIAL HOUSE BLOCK OWNERS LTD.

SHARE CERTIFICATE



REGISTERED CAPITAL

₹ 100,000

Divided into 2,000 Shares of
₹ 50 Each

Certificate of Five Shares

Block Owners Ltd

THE ASSOCIATION OF THE COMMERCIAL HOUSE

Block Owners Ltd is a company registered in India under the Companies Act, 1956 and is a member of the Association of the Commercial House Block Owners Ltd.

Registered Office: 36, 1030, Vesison Crest, Mumbai - 400 030

17/11/2011

[Signature]
Secretary

Memorandum of Transfer.

DETAILS OF TRANSFER

No. of Transfers.	Date of Transfer.	Share Ledger Folio.	FROM WHOM TRANSFERRED.	TO WHOM TRANSFERRED.	Secretary's Signature.	Director's Signature.	Chairman's Signature.
108	31-3-1970	167	Sri. P. S.	D.	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
265	31-3-1970	107	Sri.	Sri.	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



[Handwritten notes]
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900

THE ASHT

177

H.M.P.F.—227-57-100 Blks.

BOMBAY MUNICIPAL CORPORATION

No. E.B./ 5303 / A of 11/17/63

MUNICIPAL HEAD OFFICE ANNEXE,
3RD FLOOR, CRUICKSHANK ROAD
FORT BOMBAY No. 1

To Shri R. G. Chawla, Asst.

315th Commerce House 3rd Floor

Subject: Building on C.S. No. 123 Meadows Street

Reference: your letter dt. 24-9-62

The Completion Certificate submitted by you on 26-7-61
for the above work, is hereby accepted.

Yours faithfully,

H. G. ...
Asst. Engineer
Divn. ...

No. P.B./ 2 / A of

Copy forwarded to—

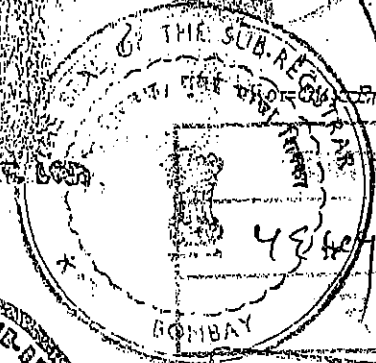
- (1) A. H. O. ... & C.
- (2) Owner ... for information please.

773-2
63/170
2003



WORK COPY
Chawla

CHAWLA ARCHITECTS & CONSULTANTS PVT. LTD.



773-2
63/170
2003



773-2
63/170
2003

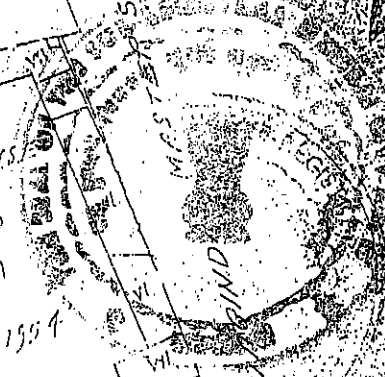
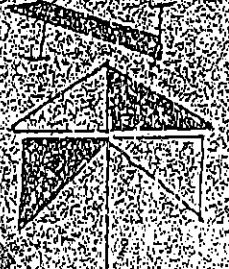
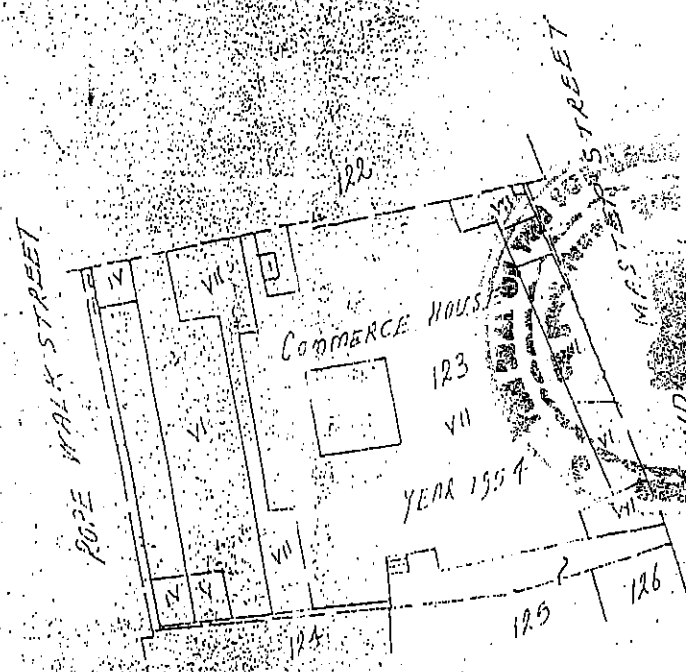
900
900

Block
of
140
The

MINIMUM
STRENGTH

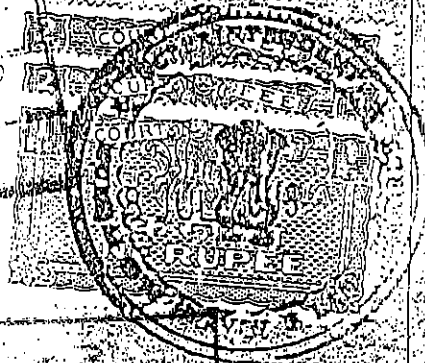
TRUE EXTRACT

FROM
 CADASTRAL SURVEY SHEET NO. 38
 PART 6 OF 1919 (110)
 SHOWING
 CADASTRAL SURVEY NO. 123
 OF
 FORT DIVISION
 SCALE: - 1 CM. = 5 METRS



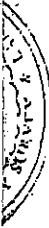
Name of Applicant: *Advertisement of*
 Date of Application: *160/24/2/1954*
 Section No: *120837*
 Sub: *22/1/1954*
 Date of Issue: *28/7/53*

123 20



ORGES FOR THE CERTIFIED COPY OF -
 TRUE EXTRACT OF THE PLANS: - 1251 -
 TRACED BY: *Shri. Y. K. Patil*
 COMPARED BY: *Shri. V. K. Patil*
 MUMBAI: -
 DATED: - 28/7/53

4264
 1954
 ASSIST. SUPERINTENDENT SUPERINTENDENT
 MUNICIPAL SURVEY OFFICER MUNICIPAL SURVEY OFFICER
 No. 1



5. Continued

---(AGREEMENT FILED AS PER THE ACT, 1943 AND THE MORTGAGE REGISTRATION ACT, 1944) FIRST MORTGAGE DEED DATED 11-11-1955 ISSUED BY THE DEPUTY COLLECTOR, TENKASI, DISTRICT, SONDURAI CITY, ORDER FILED IN FILE NO. 5/11/55/21-2-41.

---(AGREEMENT FILED AS PER THE ACT, 1943 AND THE MORTGAGE REGISTRATION ACT, 1944) FIRST MORTGAGE DEED DATED 11-11-1955 ISSUED BY THE DEPUTY COLLECTOR, TENKASI, DISTRICT, SONDURAI CITY, ORDER FILED IN FILE NO. 5/11/55/21-2-41.

---(AGREEMENT FILED AS PER THE ACT, 1943 AND THE MORTGAGE REGISTRATION ACT, 1944) FIRST MORTGAGE DEED DATED 11-11-1955 ISSUED BY THE DEPUTY COLLECTOR, TENKASI, DISTRICT, SONDURAI CITY, ORDER FILED IN FILE NO. 5/11/55/21-2-41.

---(DEED NO. 1274) DATED 01-11-1955 FROM A TO B, IN VOL. 2 TO 4, 6 50/10-1-51, 50/1-1-51 SUBD.

---(AGREEMENT FILED AS PER THE ACT, 1943 AND THE MORTGAGE REGISTRATION ACT, 1944) FIRST MORTGAGE DEED DATED 11-11-1955 ISSUED BY THE DEPUTY COLLECTOR, TENKASI, DISTRICT, SONDURAI CITY, ORDER FILED IN FILE NO. 5/11/55/21-2-41.

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---(DEED NO. 1274) DATED 01-11-1955 FROM A TO B, IN VOL. 2 TO 4, 6 50/10-1-51, 50/1-1-51 SUBD.

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---(DEED NO. 1274) DATED 01-11-1955 FROM A TO B, IN VOL. 2 TO 4, 6 50/10-1-51, 50/1-1-51 SUBD.

---(AGREEMENT FILED AS PER THE ACT, 1943 AND THE MORTGAGE REGISTRATION ACT, 1944) FIRST MORTGAGE DEED DATED 11-11-1955 ISSUED BY THE DEPUTY COLLECTOR, TENKASI, DISTRICT, SONDURAI CITY, ORDER FILED IN FILE NO. 5/11/55/21-2-41.

43004 29

वर्ष-2
2004





L. Condon

M. Bhatia

OP TO 10-4-1990
30/3-10-90, 30/11-4-89, 30/11-4-89 SUPD.

4-26215 MURKHA BALASUBET

---(DEED NO 944) TRANSFER OF POSSESSION OF 1,7-43 FEET 6.5 IN CH. 7
IN 1 IN THIS COL. 502 23.5/- (REVERSAL) OF THE MURKHA 15
21.1.10, 1997.

30/3-10-90, 30/11-4-89 SUPD.

4-26215 BALASUBET

---(DEED NO 944) TRANSFER OF POSSESSION OF 1,7-43 FEET 6.5 IN CH. 7
IN 1 IN THIS COL. 502 23.5/- (REVERSAL) OF THE MURKHA 15
21.1.10, 1997.

30/3-10-90, 30/11-4-89 SUPD.

Name of Applicant: ASH OF THE COBBERE HILLS

Date of Application: 27/07/2002

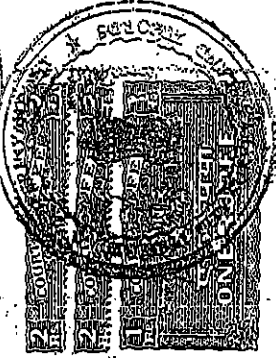
Fee received: Rs. 1000000.00

Date of Issue: 07/08/2002

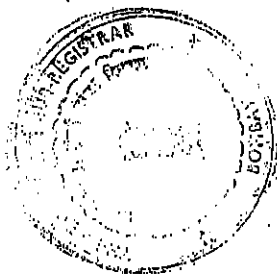
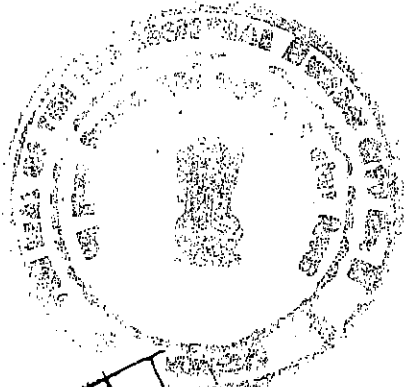
Reference of Issue: 45716320023

(Rectangular) () brackets show entry deleted.
Note :- This is a free copy of the extract of C.S. Register which forms part of this office record
and the area of the property referred to therein is 1111.27 Sq. meters.
(ONE THOUSAND ONE HUNDRED THIRTY ONE POINT SEVEN SEVEN SQ. METERS ONLY)
which has been verified with the original record and found correct.

Superintendent
Mumbai City Survey and Land Records



Handwritten notes in a rectangular box: 2, 11/11/2002, 2004.



Handwritten notes in a rectangular box: 2, 11/11/2002, 2004.

Handwritten notes in a rectangular box: 2, 11/11/2002, 2004.

भारत सरकार
INCOME TAX DEPARTMENT

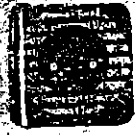
भारत सरकार
GOVT. OF INDIA

BALIRAM NARAYAN CHIKANE
NARAYAN DHONDU CHIKANE

01/06/1973
Permanent Account Number


AJWPC6366N

B. K. Me...
Signature



वर्ग - 3
4E004
23

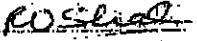
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGDPS6558G



नाम /NAME
RADHIKA VINOD SHAH


पिता का नाम /FATHER'S NAME
MANHARLAL CHIMANLAL SANGHVI

जन्म तिथि /DATE OF BIRTH
01-10-1954

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (कम्प्यूटर केंद्र)
 Commissioner of Income-tax (Computer Operations)

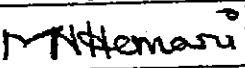
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AARPH8862L



नाम /NAME
MEENA HEMANI


पिता का नाम /FATHER'S NAME
MANUBHAI SANGHVI

जन्म तिथि /DATE OF BIRTH
29-08-1962

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, प.ब.-XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

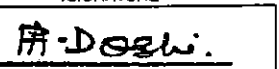
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABPD3919L



नाम /NAME
PRATIMA ASHOK DOSHI

पिता का नाम /FATHER'S NAME
MANHARLAL CHIMANLAL SANGHAVI

जन्म तिथि /DATE OF BIRTH
10-01-1950

हस्ताक्षर /SIGNATURE


आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



प.ब.-XI
 ५६५५ २०
 २०१२

A. Doshi.

कार्ड नंबर / PERMANENT ACCOUNT NUMBER

AAAPM9752B



नाम / NAME

VINOD SUKHRAJ MEHTA

पिता का नाम / FATHER'S NAME

SUKHRAJ MEHTA

जन्म तिथि / DATE OF BIRTH

26-04-1974

हस्ताक्षर / SIGNATURE

Vinod Mehta

Vinod Mehta

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



इस कार्ड को खो / गिर जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेंटर, भुवन
ई-2, जन्धेवाली एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the Issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055



प्राधिकारी - 3	
7/8/2012	<i>[Signature]</i>
	10/12

8th June, 2012

From,
SMT. RADHIKA VINOD SHAH
SMT. PRATIMA ASHOK DOSHI
SMT. MEENA NILESH HEMANI
105, Commerce House,
140, N. M. Road, Fort,
Mumbai - 400 023.

To,
The Chairman,
The Association of Commerce House Block Owners Ltd.
Commerce House, Fort,
Mumbai - 400 023.

Respected Sir,

Ref: Our Office No. 105 at Commerce House.

Sub: NOC for Sale of our Premises.

We are the Owners of above mentioned office in Commerce House, 140, N. M. Road, Fort, Mumbai- 400 023.

We have confirmed to sell our above referred office to SHRI VINOD SUKHRAJ MEHTA. You are hereby requested to please issue us NOC for the same. You are also requested to please issue us a certificate mentioning area of our office, year of construction of Building, C & P. S No. of Building.

Please do the needful at your earliest.

Yours truly,


R. Shah *A. Doshi* *M. Hemani*
(Radhika Vinod Shah) (Pratima Ashok Doshi) (Meena Nilesh Hemani)

THE ASSOCIATION OF THE COMMERCE HOUSE BLOCK OWNERS LTD.

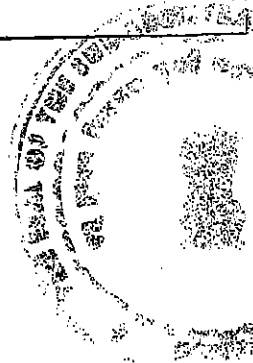
P. Vinod
12/06/12

105 - 3	
4864	28
2012	

भारतीय वाणिज्य बैंक ORIENTAL BANK OF COMMERCE	FORT 0023	FORT-MUMBAI	Date 14-06-2012 (*CBS*)
जारी करने वाला शाखा ISSUING BRANCH	जो या उनके आदेश पर FOR ORDER		
भुगतान के लिए अदा करने वाला शाखा DRAWEE BRANCH	JOINT SUB REGISTRAR MUMBAI CITY III ***		
रुपये Rupees	Forty Thousand only ***	₹ Rs	* 0 0 0 0 0 0 0 0
740495/12	FOR VALUE RECEIVED		
अधिकतम *30000* Under CBS	कृते ओरियन्टल बैंक ऑफ कॉमर्स For ORIENTAL BANK OF COMMERCE		
अ.अ.स. P.A. No.	2		
अ.अ.स. P.A. No.	1		
सेवा शाखा - मुंबई (बोमसर) (CBS) SERVICE BRANCH - MUMBAI (BOMSER) (CBS)	प्राधिकृत हस्ताक्षरकर्ता AUTHORISED SIGNATORIES		
अदा करने वाला शाखा DRAWEE BRANCH	(CBS BRANCH)		

⑈ 740495⑈ 000022000⑈

16



वर्ग - 3
4504 / 210
2012



Friday, June 15, 2012
12:57:18PM

दस्त गोषवारा भाग-1

बबई 3

दस्त क्रमांक : 5675/2012

1 2

दस्त क्रमांक : बबई 3 / 5675 / 2012

बाजार मूल्य: रु.4,960,623/-

मोबदला: रु.5,025,000/-

भरलेले मुद्रांक शुल्क: रु.251,250/-

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.5675 वर दि.15/06/2012

रोजी 12:45:21:000PM वा. हजर केला.

Vinod Mehta

पावती

सादर करणाराचे नाव: विनोद सुखराज मेहता

नोंदणी फी :

रु.30,000

दस्त हाताळणी फी :

रु.600

पृष्ठांची संख्या : 27

एकूण

रु.30,600

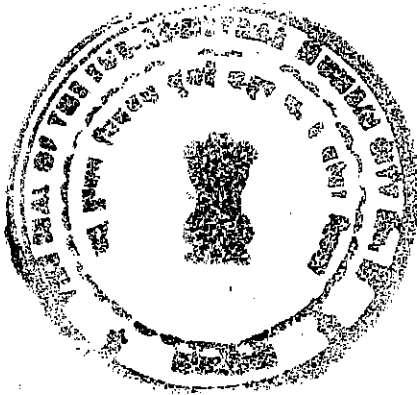
दस्त हजर करणा-याची सही :-

सह दु. नि. मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

शिक्का क्र.1 Jun 15 2012 12:54PM ची वेळ: (सादरीकरण)

शिक्का क्र.2 Jun 15 2012 12:56PM ची वेळ: (फी)



प्रमाणित करणेत येते की, दस्तामध्ये
एकूण 30 पाने आहेत. पुस्तक
क्रमांक १, बबई-३ 45664/2012
नोंदला. 15 JUN 2012
दिनांक.

सह दुय्यम निबंधक, मुंबई शहर-३

दस्त गोषवारा भाग-2

बबई 3

दस्त क्रमांक : 5675 / 2012

Friday, June 15, 2012
1:02:18PM









दस्त क्रमांक :- बबई 3 / 5675 / 2012

दस्ताचा प्रकार :- करारनामा

शिवका क्र.3 ची वेळ:(कबुली) Jun 15 2012 1:01PM

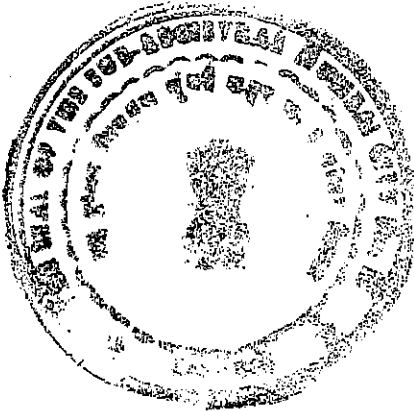
शिवका क्र.4 ची वेळ:(ओळख) Jun 15 2012 1:02PM

शिवका क्र.5 ची वेळ:(नोंदणी) Jun 15 2012 1:02PM

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:विनोद सुखराज मेहता पत्ता:ऑफीस न 102-1 ला मजला ,कॉमर्स हाऊस , 140 नगीनदास मास्टर रोड , फोर्ट मुं 23 . पेन नंबर:AAAPM9752B	Purchaser/Buyer/Executor2 वय :- 38		
		सही Vinod Mehta		
2	नाम:राधीका विनोद शहा पत्ता:204 पार्क अपार्ट ,272 व्ही एस मार्ग , शिवाजी पार्क , दादर मुं पेन नंबर:AGDPS6558G	Saler/Executor1 वय :- 58		
		सही Radhika Shah		
3	नाम:प्रतिमा अशोक दोशी पत्ता:कुमकुम 2 रा मजला , 105 यडाळा पेन नंबर:AABPD3919L	Saler/Executor1 वय :- 62		
		सही Pratima Doshi		
4	नाम:मिना निलेश हेमानी पत्ता:7 ए सेट मिनार , 16 ए पेडर रोड , जसलोक हॉस्पिटल समोर पेन नंबर:AARPH8862L	Saler/Executor1 वय :- 50		
		सही Mina Hemani		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख



सह दुय्यम निबंधक
मुंबई शहर क्र. ३

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

अनु क्र.

ओळखीचे नाव व पत्ता

1

नावःमहेश - लिमये

वयः41

पत्ताः4 बोना कासा , पी एम रोड , फोर्ट

पिन कोडः1



2

नावःबळीराम - चिकणे

वयः37

पत्ताः4 बोना कासा , पी एम रोड , फोर्ट

पिन कोडः1



5675 / 2012



बजई - ३
५६६५ / ३०
२०१२

ह दुव्यम निबंधक
मुंबई शहर क्र. ३