



Tuesday, May 28, 2013  
5:52 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 4981 दिनांक: 28/05/2013

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल3-4552-2013

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मेसर्स शर्मिली स्पायसेस प्रा लि चे संचालक नवीनकुमार - भानुशाली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 6:12 PM ह्या वेळेस मिळेल.

KRL3

बाजार मूल्य: रु. 7031500/-

मोबदला: रु. 7032000/-

भरलेले मुद्रांक शुल्क: रु. 351600/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 086649 दिनांक: 24/05/2013

बँकेचे नाव व पत्ता: Union Bank Of India

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1420/-

**दुय्यम निबंधक कुर्ला क्र. ३.**

**सुबई उपनगर जिल्हा**

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

FOR SHARMILI SPICES PRIVATE LIMITED

DIRECTOR



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सादर करणाऱ्याचे नाव: मेसर्स शर्मिली स्पायसेस प्रा लि चे संचालक नवीनकुमार - भानुशाली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 6:12 PM ह्या वेळेस मिळेल.

XRL3

बाजार मूल्य: रु.7031500/-

मोबदला: रु.7032000/-

भरलेले मुद्रांक शुल्क : रु. 351600/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 086649 दिनांक: 24/05/2013

बँकेचे नाव व पत्ता: Union Bank Of India

2) देयकाचा प्रकार: By Cash रक्कम: रु 1420/-

**श्री हुय्यम निबंधक कुर्ता क्र. २.**

**मुंबई उपनगर जिल्हा**

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

FOR SHARMILI SPICES PRIVATE LIMITED

DIRECTOR

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2019

करल - 3	
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- दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- 2 2019
- सादरकर्त्याचे नाव :- मे. व्हामिली व्हायजेस प्रा. लि.
- तालुका :- कुर्ली
- गावाचे नाव :- वाडूर
- नगरभूभाषण-क्रमांक/सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- 987
- मुख्य दरविभाग (झोन) :- उपविभाग 922 / 989
- मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी दर :- 9988,00/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 44.00 कारकंड बिल्ट अप चौ. मीटर कुट
- कारपाकिंग :- गच्ची पोटाळा :- नाही
- मजला क्रमांक :- 8 वा उदवाहन सुविधा आहे / नाही
- बांधकाम वर्ष :- प्रसार
- बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमुख्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- 19 ज्यान्वके प्रकृती घट / वाढ
- लिहू अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-  
3. कालावधी :-
- निर्धारित केलेले बाजारमुख्यदर :-
- दस्तामध्ये दर्शविलेली सौकरता :- 0029400/-  
0022000/-
- देय मुद्रांक शुल्क :- 249800/- भरलेले मुद्रांक शुल्क :- 249800/-
- देय नोंदणी फी :- 20,000/-



लिपिक

सह दुय्यम निबंधक

FOR SHAMLI VENTURES PRIVATE LIMITED

Shamli

# 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

करल - ३	
<i>[Signature]</i>	3
२०१३	

Account Id mhshcil01  
Account Name SHCIL- MAHARASHTRA

Receipt Id RECIN-MHMHSKCIL0119521721693620L  
Receipt Date 24-MAY-2013

Received From SHARMILI SPICES PRIVATE LIMITED	Pay To
Instrument Type DD	Instrument Date 24-MAY-2013
Instrument Number 086648	Instrument Amount 351600 ( Three Lakh Fifty One Thousand Six Hundred only )
Drawn Bank Details	
Bank Name UNION BANK OF INDIA	Branch Name MUMBAI
Out of Pocket Expenses 0.0 ( )	



FOR SHARMILI SPICES PRIVATE LIMITED

*[Signature]*  
DIRECTOR

करल - ३

INDIA NON JUDICIAL

Government of Maharashtra

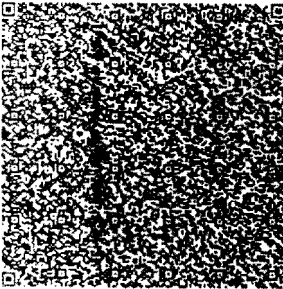


सत्यमेव जयते

e-Stamp

ISSUED BY  
Stock Holding Corporation of India Ltd  
Location - Mulund  
Signatory: *[Signature]*  
Details Can be verified at  
[www.shcstamp.com](http://www.shcstamp.com)

Certificate No. : IN-MH19619644226446L  
 Certificate Issued Date : 24-May-2013 04:02 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ MULUND/ MH-MSU  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0120599614646689L  
 Purchased by : SHARMILI SPICES PRIVATE LIMITED  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : OFFICE NO-638 6TH FLR AVIOR IN NIRMAL GALAXY LBS MARG MULUND (W) MUMBAI 80  
 Consideration Price (Rs.) : 70,32,000  
 (Seventy Lakh Thirty Two Thousand only)  
 First Party : NAVINCHANDRA G GALAIYA AND OTHERS  
 Second Party : SHARMILI SPICES PRIVATE LIMITED  
 Stamp Duty Paid By : SHARMILI SPICES PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 3,51,600  
 (Three Lakh Fifty One Thousand Six Hundred only)



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

*[Signature]*  
*[Signature]*

*[Signature]*  
FOR SHARMILI SPICES PRIVATE LIMITED  
*[Signature]*  
DIRECTOR

0001012721

**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.shcstamp.com"

करल - ३	
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**AGREEMENT FOR SALE**

This Agreement for Sale is made and entered into at Mumbai, this 24<sup>TH</sup> day of May, 2013 BETWEEN MR NAVINCHANDRA G. GALAIYA aged about 52 years, MRS JAYSHREE N. GALAIYA aged about 47 years & MR KHILAN N. GALAIYA aged about 22 years, through his Constituted Attorney MR NAVINCHANDRA G. GALAIYA, all of them Hindu, Adult, owners of Office No.638, Sixth Floor, Avior in Nirma Galaxy, L.B.S. Marg,

*Galaiya N G.*

*Galaiya N G.*

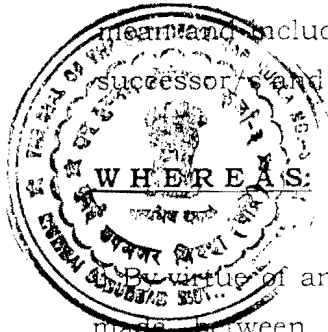
*[Signature]*

*N. Khilani*

FOR SHAMOLI SPICES PRIVATE LIMITED  
DIRECTOR *N. Khilani*

करल - ३	
४५५२	८
Mulund (West), Mumbai-400 080.	
VENDORS" (which expression shall unless it be repugnant to the	

Mulund (West), Mumbai-400 080. hereinafter referred to as the  
 "VENDORS" (which expression shall unless it be repugnant to the  
 context or meaning thereof shall mean and include their heirs,  
 executors, administrators and assigns) of the ONE PART and **M/S.  
 SHARMILI SPICES PRIVATE LIMITED** a Private Limited Company  
 registered under the Companies Act 1956, having its office address  
 at 602, Shanti, Sarvodaya Nagar, Jain Mandir Road, Mulund  
 (West), Mumbai-400 080, **through its Director MR NAVINKUMAR  
 BHANUSHALI** aged about 54 years, Hindu, Adult, Indian  
 Inhabitant, residing at C/402, Jamadagni, Sapatarishi Park,  
 Swapna Nagari, Off. LBS Road, Mulund (West), Mumbai-400 080,  
 hereinafter referred to as the "**PURCHASERS**" (which expression  
 shall unless it be repugnant to the context or meaning thereof shall  
 mean and include its Director/Directors for the time being and its  
 successor/s and assign/s) of the OTHER PART.



WHEREAS: Pursuant to an Agreement for Sale dated 22nd December, 2010  
 made between **M/S. NIRMAL LIFESTYLE LIMITED**, as the  
 "Developers" of the One Part and Vendors herein and **MR  
 NAVINCHANDRA G. GALAIYA, MRS JAYSHREE N. GALAIYA &  
 MR KHILAN N. GALAIYA** as the Purchasers of the Other Part, the  
 Developers agreed to sell and the Purchasers agreed to purchase  
 Office No.638 admeasuring 502 Sq. Feet Carpet area on the Sixth  
 Floor of the building known as "Avior" in Nirmal Galaxy, situated at  
 L.B.S. Marg, Mulund (West), Mumbai-400 080, Taluka Kurla,  
 within the Registration District and Sub District of Mumbai City  
 and Mumbai Suburban and more particularly described in the  
 Schedule hereunder written at or for the consideration and on the  
 terms and conditions therein contained together with permanent

OF SHARMILI SPICES PRIVATE LIMITED  
 DIRECTOR

*Navin Galaiya & G.*

*Galaiya & G*

*Navin*

*[Signature]*

*[Signature]*

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and absolute right of use and occupation of the said Office (hereinafter for the brevity's sake referred to as "the said Premises"). The said Agreement for Sale is registered in the Office of the Joint Sub Registrar, Kuria-4, vide Sr.No.BDR14-09644-2010 on 23/12/2010.

ii) The Vendors due to other Investment options, wishes to sell the said premises and all the rights therein to the Purchasers. The Purchasers have after visiting the building Avior in Nirmal Galaxy, have agreed to purchase the said premises on certain terms and conditions mutually agreed by and between both the parties.

iii) The Vendors have agreed to sell, transfer and assign into the Purchasers and the Purchasers have agreed to purchase from the Vendors all that the rights, titles and interest of the vendors under and by virtue of the Agreement for Sale dated 22nd December 2010.



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :**

1. The Agreement for Sale dated 22nd December, 2010 is still valid and subsisting and in no way terminated and/or cancelled.
2. The Vendors hereby state and declare as under:-
  - a) They are the owners of the said premises.
  - b) They have not entered into any agreement for sale, disposal or letting out of the said premises with any other person and that they are seized and possessed of the same.

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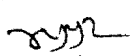
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FOR SHARMIL SPICES PRIVATE LIMITED

*[Handwritten signature]*

DIRECTOR



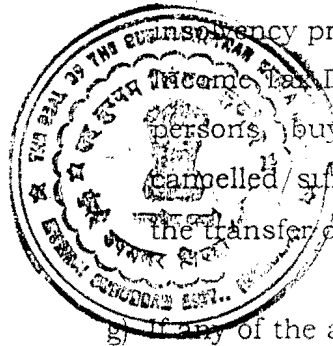
<b>करल - ३</b>	
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c) They have good right, full power and absolute authority to deal with and dispose off the said premises and no one else.

d) The said premises has free, clear and marketable title and that they have no charges and liabilities of whatsoever nature and is free from all encumbrances and the same are not mortgaged or in any manner charged for payment of any money to any person or financial institution.

e) They had paid full consideration of the said premises and no part of consideration amount has remained unpaid or outstanding.

f) The said premises is not affected by any lis-pendens or any court, Income Tax Department, Sales Tax Department or any person or persons, buyer/s of the same Office who has subsequently cancelled/surrendered the same to the Developers, restricting the transfer of the said premises.

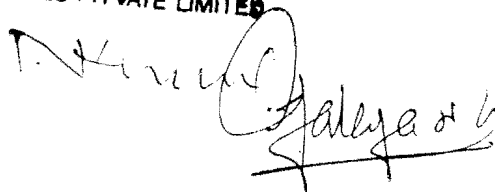


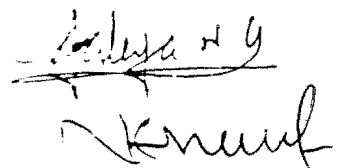
g) If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said premises and thereby or other wise the Purchasers are put to any loss, expenses or prejudice, otherwise the Vendors shall indemnify and keep indemnified and harmless to the Purchasers against all such loss and expenses.

3. The Vendors have agreed to sell, transfer and assign unto the Purchasers the said premises and also the rights and interest therein and relying on the aforesaid representations and

FOR SHARMILI SPICES PRIVATE LIMITED

DIRECTOR







करल - ३	
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declarations made by the Vendors, the Purchasers have agreed to purchase from the Vendors their rights, title and interest, including the beneficial interest in the said premises at or for the total valuable consideration of ₹ 70,32,000/- (**Rupees Seventy Lacs Thirty Two Thousand Only**) to be paid by the Purchasers to the Vendors in the following manner that is to say :

(a) ₹ 4,95,300/- (**Rupees Four Lacs Ninety Five Thousand Three Hundred Only**) has been paid by the Purchasers to the Vendors before execution hereof (the payment and receipt whereof the Vendors doth hereby admit and acknowledge).

(b) ₹ 65,36,700/- (**Rupees Sixty Five Lacs Thirty Six Thousand Seven Hundred Only**) shall be paid by Purchasers to the Vendors within 30 days from the date of registration of this Agreement for Sale.

The quiet, vacant and peaceful possession of the said premises will be handed over by the Vendors to the Purchasers upon receipt of full and final payment.



Time being essence of the contract.

4. The Vendors hereby covenant and declare that the consideration referred in Agreement for Sale dated 22nd December 2010 in Second Schedule Part-A, Page No.31, includes the amount paid by Vendors herein to the Developers towards 1 year maintenance charges, legal cost, expenses for formation & registration of the body corporate (including share money), water connection charges, municipal cess/taxes, electric connection & meter charges, life time extra amenities membership & development charges etc. The

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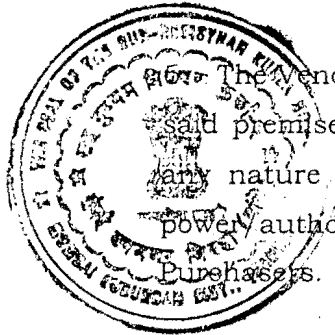
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कल - ३

Purchasers will be entitled to transfer unabsorbed and transferable amount out of the aforesaid amount and deposits in its name on the records of the Developers/Proposed Society. The Vendors will

co-operate to get the unabsorbed and transferable amount transferred on the records of the Developers Proposed Society upon execution of this Agreement for Sale.

5. It is expressly agreed by and between the parties hereto that the Vendors will bring No Objection Certificate of the Developers/Proposed Society for the transfer of the said premises, from the name of the Vendors to the Purchasers and will hand over copy of the same to the Purchasers as early as possible. The Vendors will also get the said premises and all the rights therein transferred in the name of the Purchasers at the time of receiving full and final payment.



The Vendors doth hereby covenant with the Purchasers that the said premises agreed to be sold is free from all encumbrances of any nature whatsoever and the Vendors have full and absolute power/authority to transfer the said premises to the Purchasers.

7. The Vendors have in pursuance of this agreement for sale and in consideration of the said sum of ₹ 70,32,000/- (Rupees Seventy Lacs Thirty Two Thousand Only) paid by the Purchasers to the Vendors as aforesaid shall relinquish all their rights in respect of the said premises.

8. The Vendors herein Mr. Navinchandra G. Galaiya, Mrs. Jayshree N. Galaiya & Mr. Khilan N. Galaiya state and declare that they are Non Resident Indian. They have brought three (3) separate

FOR SHAHMILI SPICES PRIVATE LIMITED  
DIRECTOR

*Navinchandra G. Galaiya*

*Jayshree N. Galaiya*  
*Khilan N. Galaiya*

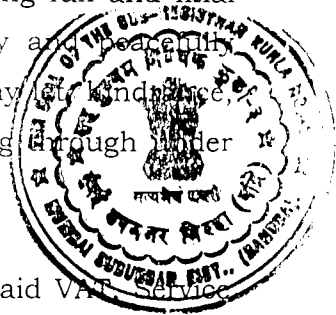
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certificates (Order u/s. 197 of the IT Act, 1961) from the office of the Income Tax Officer (International Taxation)-3(1) Mumbai for the Deduction of Income Tax (TDS) of ₹ 1,78,900 (Rupees One Lacs Seventy Eight Thousand Nine Hundred Only) from the sale consideration of ₹ 23,44,000/- being 1/3<sup>rd</sup> share payable to each of the Vendors. Accordingly, the Purchasers have deduct TDS of ₹ 1,78,900/- from ₹ 23,44,000/- proportionate consideration payable by the Purchasers to each of the Vendors and shall pay the same as directed under the IT Act and issue TDS Challans & TDS Certificates to the Vendors.

9. The Vendors doth hereby further covenant with the Purchasers that they will handover the possession of the said premises to the Purchasers at the time of receiving full and final payment. The Purchasers thereafter shall quietly and peacefully possess and occupy the said premises without any hindrance, denial, demand, interruption or equitably claiming through or in trust for the Vendors.



10. The Vendors declare that they have already paid VAT Service Tax, applicable to the Developers in respect of the said premises to the Developers or the Concerned Authorities on the said Agreement for Sale dated 22nd December, 2010. If any, liability arises in respect of VAT, Service Tax etc. for all the transactions prior to the date of execution of this Agreement for Sale shall be paid by the Vendors. The Vendors hereby indemnify and keep indemnified the Purchasers against any liabilities, expenses, cost, damages, cost etc. which may accrue/arise due to non/less payment of VAT, Service Tax and other charges.

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OF SHAHMILI SPICES PRIVATE LIMITED

DIRECTOR

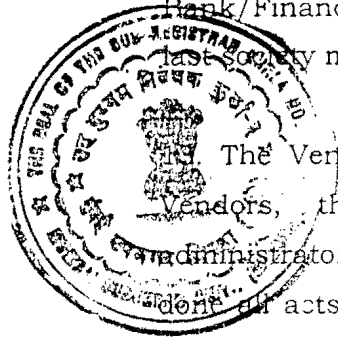
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<b>करल - 3</b>	
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11. The Purchasers shall be entitled to have and hold the possession, occupation and use of the said premises, and the Purchasers shall hold the same upto and to the use and benefit of the Purchasers, for it, its assigns forever without any claim, right, interest, demand, lien of the Vendors or any person or persons claiming through or under them or in trust for their subject to payment by the Purchasers of all taxes, assessments, charges, duties, calls made by the Developers/Adhoc Committee, Owners proposed Society and thereafter to Society when formed Government, revenue or local authority hereafter in respect of the said premises.

12. The Vendors will deliver the Original Agreement and all receipts, documents, papers, vouchers and certificates pertaining to the said premises before 3 days of disbursement of Commercial Loan by Bank/Financial Institution. They will also handed over a copy of the last society maintenance bill, electricity bill, telephone bill etc.



The Vendors further covenant with the Purchasers that the Vendors, their heirs, legal representatives, executors and administrators shall and will at all times hereafter do or cause to be done all acts, deeds and things necessary and expedient for more securely assuring the transfer of ownership of the said premises to the Purchasers.

14. The Purchasers doth hereby covenant with the Vendors that save and except as aforesaid the Purchasers shall also become the member of the Proposed Co-operative Society or any other incorporated body to be formed by all office owners of the "AVIOR" and shall also become the member of the proposed Co-operative Society or any other incorporated body to be formed by all Office

FOR SHARMILI SPICES PRIVATE LIMITED  
 DIRECTOR

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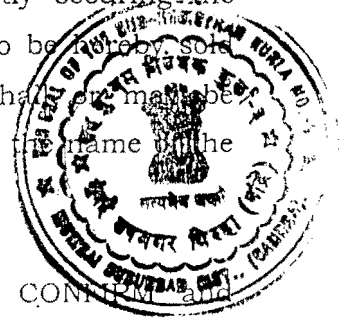
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करल - ३	
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owners of the said building and also abide by the rules and regulations of the society to be formed.

15. The Purchasers doth hereby covenant with the Vendors that they shall abide by the terms and conditions of the Agreement for Sale dated 22nd December, 2010, rules, regulations and bye-laws of the said society when formed after admission as member thereof and that they agree and undertake to pay and discharge as may be appropriate calls, demands, contributions and all the dues which the said society, Developers and or society as the case may hereafter made in respect of the said office premises.

16. The Vendors hereby further covenant with the Purchasers that the Vendors shall from time to time execute all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the Purchasers in the said premises to be sold unto and to the use of the Purchasers as shall or may be reasonably required till the same is transferred in the name of the Purchasers.



17. The Vendors DOTH HEREBY RECORD, CONFIRM AND DECLARE THAT the Vendors will surrender and relinquish all their rights, title and interest in the said premises to and in favour of the Purchasers and the Vendors have absolutely no claim or demand of whatsoever nature against the Purchasers, nor shall the Vendors put forth any claim or demand upon or against the Purchasers at any time thereafter, after the full and final payment.

18. The said Agreement for Sale dated 22nd December, 2010 letters and all other relevant papers and receipts of payments made to the Developers and the Vendors herein, shall be duly delivered by

*[Handwritten signature]*

*[Handwritten mark]*

OH SHAMMU SPICES PRIVATE LIMITED  
DIRECTOR

*[Handwritten signature]*  
*[Handwritten signature]*

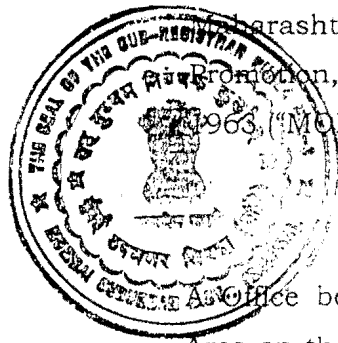
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them to the Purchasers on the date of receipt of full and final payment.

19. Save and except as aforesaid all the terms and conditions of the said Agreement for Sale dated 22nd December, 2010 shall be binding on the Purchasers as if all the terms and conditions were bodily incorporated in this Agreement for Sale.

20. It is specifically agreed between both the parties that the Purchasers will pay proper Stamp Duty and Registration Charges payable on this Agreement for Sale.

21. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act 1963 (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963, ("MOFA").



**SCHEDULE**

Office bearing No.63S. admeasuring about 502 Sq. Ft. Carpet Area on the Sixth Floor of the building known as "Arior" in Nirmal Galaxy, situated on piece and parcel of land situated and lying at L.B.S. Marg, Mulund (West), Mumbai-400 080, C.T.S. No.548 A/G, Village Nahur, Taluka Kurla, District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of T Ward.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written -

FOR SHAHMILI SPICES PRIVATE LIMITED  
DIRECTOR

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten mark]*

SIGNED, SEALED AND DELIVERED

By the within named "VENDORS"

MR NAVINCHANDRA G. GALAIYA,

PAN



(Left Hand Thumb Impression)

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२०१०	

Full Signature

MRS JAYSHREE N. GALAIYA

PAN



(Left Hand Thumb Impression)



Full Signature

MR KHILAN N. GALAIYA

PAN

Through his Constituted Attorney

MR NAVINCHANDRA G. GALAIYA

PAN AEEPS5781A

in the presence of .....



(Left Hand Thumb Impression)

Full Signature

Director

Director

Handwritten signature of the Director



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SIGNED, SEALED AND DELIVERED

By the within name "PURCHASERS"

M/S. SHARMILI SPICES PRIVATE LIMITED

Through their Director

MR NAVINKUMAR BHANUSHALI

PAN \_\_\_\_\_

In the presence of .....

17 *Wanta*

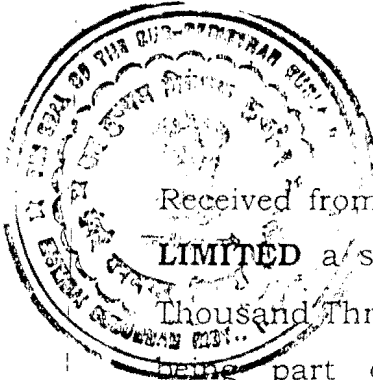
21 *ASH*



(Left Hand Thumb Impression)

*Navinkumar*

Full Signature



**RECEIPT**

Received from the Purchasers M/S. SHARMILI SPICES PRIVATE LIMITED a sum of ₹ 4,95,300/- (Rupees Four Lacs Ninety Five Thousand Three Hundred Only) details of which is given hereunder, being part consideration out of the total consideration of ₹ 70,32,000/- (Rupees Seventy Lacs Thirty Two Thousand Only) payable by it to us as per terms and conditions hereinabove mentioned.

Sr. No.	Date	Cheque No.	Name of the Bank & Branch	Paid to	Amt. ₹
1	19-01-13	245204	UNION BANK OF INDIA, MUMBAI 400021	Navinchandra Galaiya	1,00,000
2	20-04-13	245180	Union Bank of India, Mumbai-400021	-----do-----	65,100

FOR SHARMILI SPICES PRIVATE LIMITED

DIRECTOR

*Navinkumar*

Date: 23rd January 2013

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**Navinchandra G.Galaiya/Jayshree N.Galaiya/  
Galaiya Khilan Navinchandra/Vinod Bharmal Shah(POA)**

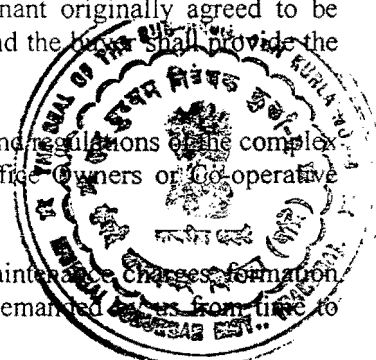
P.O. Box No.44804  
M-100,Nairobi,  
Kenya,East Africa

Ref : Your letter dated 23rd January 2013 seeking our N.O.C. for sale of office No. 638 on 6th Floor situated at Nirmal Galaxy, Opp. Johnson & Johnson L.B.S.Road, Mulund West, Mumbai 400 080.

Dear Sir/Madam,

With reference to the above, we hereby inform you that we have no objection to your sale of office no. 638 on 6th Floor to **Sharmili Spices Private Limited**. Please note that our consent/no objection is subject to the followings;

1. Your buyer shall observe all the terms & conditions and covenant originally agreed to be observed & performed by you, and the agreement between you and the buyer shall provide the same.
2. The buyer shall be further liable to observe and perform all rules and regulations of the complex and also rules that may be made by the Association of Flat/ office Owners or Co-operative Societies whether incorporated or not.
3. The buyer shall further undertakes to pay all amounts towards maintenance charges, formation of society, Property taxes and/or all other charges that may be demanded from time to time.
4. The buyer shall furnish to us a certified copy of the agreement duly registered along with copy of other documents to us immediately on completion of the transaction.
5. Your buyer shall signs and deliver to us the duplicate of this letter duly signed by both of you in acceptance of terms contained herein.



This is for your information and record please.

I/we agree and undertake to observe and perform the above terms and conditions

Thanking you,  
Yours faithfully,

For **NIRMAL LIFESTYLE LTD.**,

**Navinchandra .Galaiya/Jayshree  
N.Galaiya/ Galaiya Khilan  
Navinchandra/Vinod Bharmal  
Shah(POA)**

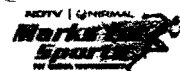
FOR SHARMILI SPICES PRIVATE LIMITED

DIRECTOR

**Sharmili Spices Private Limited  
Navinkumar Bhanushali  
Director**

**AUTHORISED SIGNATORY.**

Partners Associations:



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Date 23rd January 2013

**TO WHOMSOEVER IT MAY CONCERN.**

This is to inform you that **Navinchandra G.Galaiya/Jayshree N.Galaiya/Galaiya Khilan Navinchandra/Vinod Bharmal Shah(POA)** had purchased office No. **638** on **6th Floor** in **Avior** building situated at Nirmal Galaxy, Opp. Johnson & Johnson L.B.S.Road, Mulund West, Mumbai 400 080. Vide agreement dated **22<sup>nd</sup> Decemdr 2010** duly executed between **Navinchandra G.Galaiya/Jayshree N.Galaiya/Galaiya Khilan Navinchandra/Vinod Bharmal Shah(POA)** and Nirmal Lifestyle Ltd.

Further it is confirmed that all dues has been cleared against the above office subject to the followings:

- New party will have to pay Maintenance as and when demanded by the developer.
- New Party will have to pay Property Tax from the date of assessment as and when applicable.
- New party will be responsible for all MSEB & other dues with respect to the office No. **638** on **6th Floor** in **Avior** building.

Further we have **NO Objection** in selling Office No. **638** on **6th Floor** in **Avior**, situated at L.B.S Road, Mulund West, Mumbai - 400 080 to **Sharmili Spices Private Limited.**

The above is only for information and record and is issued at request.

Thanking you,

Yours faithfully,  
For "**NIRMAL LIFESTYLE LTD.**"

Authorized Signatory

Accepted by

**Navinchandra .Galaiya/Jayshree  
N.Galaiya/Galaiya Khilan  
Navinchandra/Vinod Bharmal  
Shah(POA)**

FOR SHARMILI SPICES PRIVATE LIMITED

**DIRECTOR  
Sharmili Spices Private  
Limited  
Navinkumar Bhanushali  
Director**



Partners Associations:



Nirmal Lifestyle Limited  
3rd Floor, Multiplex Building, LBS Marg, Mulund (West), Mumbai 400 080, INDIA T +91 22 2593 7000/ 7100 F +91 22 2593 7200 www.nirmallifestyle.com