



पावती

Original/Duplicate

नोंदणी क्र.: 39M

Thursday, June 06, 2013

5:12 PM

Regn.: 39M

पावती क्र.: 6653

दिनांक: 06/06/2013

गावाचे नाव: तुंगवा

दस्तऐवजाचा अनुक्रमांक: करल4-5874-2013

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: मेसर्स. नियती वेंचर प्रा लि तर्फे संचालक मोहित पी शर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

DELIVERED

पत्रांची संख्या: 48

एकूण:

रु. 30960.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 5:32 PM ह्या वेळेस मिळेल.

KRL4

बाजार मुल्य: रु.3232000 /-

मोबदला: रु.2700000/-

भरलेले मुद्रांक शुल्क : रु. 161600/-

दुय्यम निबंधक कुला-३

मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 021588 दिनांक: 27/05/2013

बँकेचे नाव व पत्ता: AXIS BANK LTD

2) देयकाचा प्रकार: By Cash रक्कम: रु 960/-

DELIVERED

माशोधनाच्या आधन राहून

गुरुवार, 06 जून 2013 5:12 म.नं.

दस्तावेज विभाग

करल 4

दस्तावेज क्रमांक: 5874/2013

86/

दस्तावेज क्रमांक: करल 4 /5874/2013

बाजार मूल्य: रु. 32,32,000/- मोबदला: रु. 27,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,61,600/-

दु. नि. सह. दु. नि. करल 4 यांचे कार्यालयात

अ. क्रं. 5874 वर दि. 06-06-2013

रोजी 5:11 म.नं. वा. हजर केला.

पावती: 6653

पावती दिनांक: 06/06/2013

सादरकरणाराचे नाव: मेसर्स. नियती वेंचर प्रा लि तर्फे
संचालक मोहित पी शर्मा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

दस्त हजर करणाऱ्याची सही:

एकूण: 30960.00

सह दुय्यम निबंधक कुर्ला-4
मुंबई महानगर जिल्हा

सह दुय्यम निबंधक कुर्ला-4
मुंबई महानगर जिल्हा

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 06 / 06 / 2013 05 : 11 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 06 / 2013 05 : 12 : 15 PM ची वेळ: (फी)



सूची क्र.2

दफ्तरीय निबंधक : मह. दु. नि. क्लास 4

दस्त क्रमांक : 5874/2013

नॉदणी 63

Regn 63m

गावाचे नाव : तुंगवा	मेस हीट
(1) विलेखाचा प्रकार	
(2) मोबदला	रु.2,700,000/-
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	रु.3,232,000/-
(4) भू-मापन,पोटहिम्मा व घरक्रमांक(असल्यास)	98, 100/1, 101/1, & 101., पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: युनिट नं-१२३, माळा नं: १ ला मजला, इमारतीचे नाव: सोलारीम २, प्रिमायमेम को ऑ ही मो नि, ब्लॉक नं: १६/१८, एम व्ही रोड, रोड नं: पबई, अंधेरी पूर्व, मुंबई-७२ 43.86 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स. सिअन फ्रॉम्प्लेटर्स प्रा लि तर्फे संचालक झेहलता शर्मा ;वय: 52; पत्ता :-प्लॉट नं: ऑफिस-१२३, साळा नं: -, इमारतीचे नाव: सोलारीम २, ब्लॉक नं: सेट नं -६ एम आणि टी. मार्की रोड, रोड नं: अंधेरी पूर्व, ... पिन कोड:- 400072 पॅन नंबर: AACCA8438P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- मेसर्स. नियती वेंचर प्रा लि तर्फे संचालक मोहित पी शर्मा ; वय:25; पत्ता:-प्लॉट नं: युनिट नं -३१ २४, माळा नं: -, इमारतीचे नाव: अपूर्वा ईस्टेट, ब्लॉक नं: मकवाने रोड, अंधेरी कुर्ना रोड नं: अंधेरी पूर्व, ...; पिन कोड:- 400059; पॅन नं:- AAECN2279H;
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2013
(10) दस्त नोंदणी केल्याचा दिनांक	06/06/2013
(11) अनुक्रमांक,खंड व पृष्ठ	5874/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.161,600/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) श्रेय	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

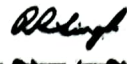
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AACCA8438P

नाम / NAME
ARPIT INVESTMENTS PVT LTD

दिनांक/बनाने की तिथि / DATE OF INCORPORATION/FORMATION
06-03-1989


 आयकर विभाग (सिस्टम)
 DIRECTOR OF INCOME TAX (SYSTEMS)



इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस कर दें
 आयकर अगणक (कम्प्युटर केन्द्र),
 सी-13, प्रत्यक्षकर भवन,
 बान्द्रा-कुर्ला कॉम्प्लेक्स,
 मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.

करल-४	
५/७४	४२
२०२३	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CYAN FORMULATORS PRIVATE LIMITED



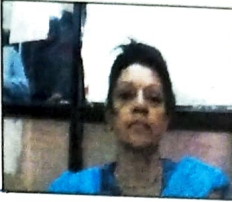



06/03/1989
 Permanent Account Number

AACCA8438P

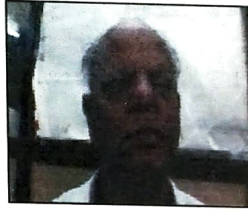

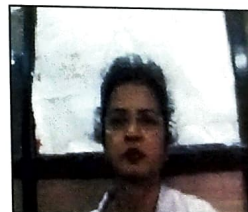

19012011

दस्ता क्रमांक: करल4/5874/2013
दस्ताचा प्रकार: सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स. नियती वेंचर प्रा लि तर्फे संचालक मोहित पी शर्मा पत्ता: प्लॉट नं: युनिट नं - ३१ २४, माळा नं: -, इमारतीचे नाव: अपूर्वा ईस्टेट, ब्लॉक नं: मकवाने रोड, अंधेरी कुर्ला रोड, रोड नं: अंधेरी पूर्व, ... पॅन नंबर: AAECN2279H	लिहून देणार वय :- 25 स्वाक्षरी:- <i>Monir</i>		
2	नाव: मेसर्स. सिअन फ्रॉम्ब्यूलेटर्स प्रा लि तर्फे संचालक स्नेहलता शर्मा पत्ता: प्लॉट नं: ऑफिस-१२३, माळा नं: -, इमारतीचे नाव: सोलारीस २, ब्लॉक नं: गेट नं - ६ एल आणि टी, साकी विहार रोड, रोड नं: अंधेरी पूर्व, ... पॅन नंबर: AACCA8438P	लिहून देणार वय :- 52 स्वाक्षरी:- <i>Snehalata Sharm</i>		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 06 / 06 / 2013 05 : 12 : 58 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजेंद्र - खोत वय: 52 पत्ता: रूम नं-४५७ राम नगर घाटकोपर पश्चिम पिन कोड: 400086	<i>[Signature]</i> स्वाक्षरी		
2	नाव: प्रजा - सबनीस वय: 48 पत्ता: ३/६, रायगड कॉलनी, विठ्ठलवाडी पिन कोड: 421306	<i>[Signature]</i> स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 06 / 06 / 2013 05 : 13 : 53 PM

शिक्का क्र.5 ची वेळ: 06 / 06 / 2013 05 : 13 : 59 PM

प्रमाणित करण्यात येते की या दस्तासुद्धे
स्कूण *[Signature]* पाने आहेत
करल-४/ *5874/193*
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक *६.६.१३*



KPL4

सह दुय्यम निबंधक, कुर्ला-४
मुंबई उपनगर जिल्हा

डी.डी. माळी
सह. दुय्यम निबंधक कुर्ला-४ 5874 /2013
मुंबई उपनगर जिल्हा

:- नोंदणीचे प्रमाणपत्र :-

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की
 उद्योगातील उंच उतरावणे यंत्रणेची नोंदणी
 करण्यात येऊन तिच्या बाबतचे सर्व आवश्यक
 कागदपत्रे पूर्णपणे तयार झाली आहेत.
 ही सेवा महाराष्ट्र सरकारच्या अधिनियम १९५८
 (सन १९५१ चा महाराष्ट्र अधिनियम क्रमांक २५) व
 अन्वये नोंदण्यात आलेली आहे.
 उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
 सरकारच्या संश्लेषे नियम १९६१ मधील नियम क्रमांक १० (१)
 संश्लेषे वरीलकरणाने उद्योगाच्या उतरावणे यंत्रणेची
 सेवा असून उपवरीकरण २२३ अन्वये
 आहे.



6-1-1954 मधील
 हुदा
 या दिवशी या उतरावणे यंत्रणेची नोंदणी
 करण्यात आली आहे.

15527

नोंदणी क्रमांक 2796/1004
 Registration Number

मनुष्या 'क'
 Form 'C'

अनुज्ञप्ती क्र. 2082
 Licence No.



महाराष्ट्र शासन
 उद्योग, ऊर्जा व कामगार विभाग
 उद्वाहन निरीक्षण विभाग
 १ ला मजला, प्रशासकीय इमारत, श्री रामकृष्ण चॅम्बर्स मार्ग,
 रेशनिंग कंपाऊंड, चेंबूर ४०० ०११
 फोन क्र. ०२२-२५२२ ५२ ०४



GOVERNMENT OF MAHARASHTRA
 INDUSTRIES, ENERGY AND LABOUR DEPARTMENT
 1st Floor, Administration Building, Shri Ramkrishna Chambers Marg,
 Rationing Compound, Chembur, Mumbai 400 071
 Phone No. 022-2522 52 04

उद्वाहन घालविण्याची अनुज्ञप्ती ५३५५ २०
 (उद्वाहन नियम, १९५८ व्हा नियम ४ ला अनुसरून)

LICENCE TO WORK THE LIFT
 (Issued under Rule 4 of Bombay Lift Rules, 1958)

श्री/महोदय श्री/महोदय प्रो. डी. डी. टेकरा ट्रेडिंग प्रा. लि. - ३१३, जे. के. एम. हाऊस,
 Mr/Messrs: फोर्ड ट्रेडिंग प्रा. लि. - २३
 या या उद्वाहन नियम, १९५८ च्या तरतुदीनुसार खाली नमूद उद्वाहन यंत्रणेची अनुज्ञप्ती घालणे हे उद्देशाने आहे -
 Is/are hereby authorized under the provisions of Rule, 1958, to run the lift mentioned below :-

उद्वाहन मालकाचे नाव वर्षास प्रसादो
 Name of the lift owner:
 उद्वाहन उतरावणे यंत्रणेची स्थान जे. के. एम. हाऊस - ३१३, तुंगुळा - कोल्हापूर
 Location of the lift:
 उद्वाहनाचे इमारतीतील स्थान नारायण विद्यापीठ हल इन्स्टीट्यूट ऑफ इन्जिनेरिंग - ३१३, तुंगुळा - कोल्हापूर
 Position of the lift in the premises:
डी-

उद्वाहनाचा तपशील
 DETAILS OF THE LIFT

- | | |
|--|---|
| (१) उद्वाहनाची बनवणे <u>डोव्हिस</u> | (२) उतरावणे यंत्रणेची क्षमता <u>१००० किलो</u> |
| (३) उद्वाहनाची क्षमता <u>१००० किलो</u> | (४) उद्वाहनाचा धागो व कार्यप्रणाली <u>०.५ मि. से.</u> |
| (५) उद्वाहनाची क्षमता <u>३.५</u> | (६) उद्वाहनाचा धागो व कार्यप्रणाली <u>०.५ मि. से.</u> |
| (७) उद्वाहनाची क्षमता <u>३.५</u> | (८) उद्वाहनाचा धागो व कार्यप्रणाली <u>०.५ मि. से.</u> |

उद्वाहन निरीक्षक, मुंबई
 Inspector of Lifts, Mumbai
 Letter No. ३१३
 Dated 7 DEC 2008
 Chief Engineer (Elec.)

१. उद्वाहन यंत्रणेची नोंदणी करणे हे उद्वाहन नियम, १९५८ च्या तरतुदीनुसार आहे.
 2. To be displayed in the lift car duly framed.

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१०



१. दस्ताचा प्रकार : अभियोजन पत्र अनुच्छेद क्रमांक २५८
२. सादरकर्त्याचे नाव : M/S विद्युत सेवा ३११ पी. ऑफ रिंगल - कोटिन पी. शास्त्री
३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव :- गुजरात
५. नगरभुनापन क्रमांक / सर्व्हे क्रं. / अंतिम भुखंड क्रमांक :- १८. १००/१, १०१/१, १०१
६. मूल्य दर विभाग (झोन) :- ११७/५४४ उपविभाग _____
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर :- ९२,१००
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ४३.८६ कारपेट / विल्ट अप चौ. मीटर / फूट
९. कारपाकिंग :- _____ गच्ची :- _____ पोटमाळा :- _____
१०. मजला क्रमांक :- १५+१२
११. बांधकाम वर्ष :- १९९२ घसारा :- २०%
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्या मध्ये दिलेला घट / वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याचा संपादन क्षेत्र (जुने क्षेत्र) :- _____
२. मूळ इमारतीत दिलेले क्षेत्र _____
३. भाड्याला रक्कम :- _____
४. प्रतिमाह भाडे रक्कम :- _____
५. अनामज रक्कम / आगाव भाडे :- _____
६. फाली वर्षाविलेला DBT (अंदाज) :- _____
१५. लिख अॅन्ड लायसन्सचा दस्त : _____
निवासी / अनिवासी
१६. निर्धारित केलेले बाजारमूल्य :- ३२,३२,०००/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- २७,००,०००/-
१८. देय मुद्रांक शुल्क :- १,६१,६००/- भरलेले मुद्रांक शुल्क :- १,६१,६००/-
१९. देय नोंदणी फी :- ३०,०००/-

करल-४	
५८७४	९
ज्या मध्ये दिलेला घट / वाढ	



सह दुय्यम निदेशक कुल्ले-४
मुंबई उपनगर जिल्हा

लिपिक



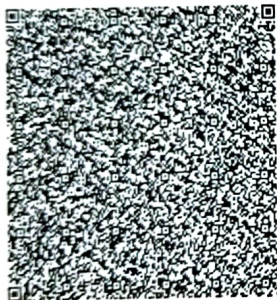
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by
Stock Holding Corporation of India
Location : DADAR
Signature : *[Signature]*
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH19725886603594L
 Certificate Issued Date : 28-May-2013 01:33 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ DADAR/ MH-MUM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0120691250500111L
 Purchased by : MS NIYATI VENTURE PVT LTD
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : UNIT NO.123 1ST FLR SOLARIS II PREMISES C.S.LTD 46/48
 S.V.ROAD POWAI ANDHERI (E) MUMBAI - 400 072
 Consideration Price (Rs.) : 27,00,000
 (Twenty Seven Lakh only)
 First Party : MS CYAN FORMULATORS PVT LTD
 Second Party : MS NIYATI VENTURE PVT LTD
 Stamp Duty Paid By : MS NIYATI VENTURE PVT LTD
 Stamp Duty Amount(Rs.) : 1,61,600
 (One Lakh Sixty One Thousand Six Hundred only)



करल-४	
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२०१३	

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

Shehali Sharma

Monika



0004446551

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"

Mohini

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai on this day of 22nd May, 2013, BETWEEN **M/S CYAN FORMULATORS PVT. LTD.** (previously known as **ARPIT INVESTMENTS PVT. LTD.**) company through **Mrs. Snehalata Sharma** as one of its Directors and having their registered office at **123 Solaris II, Opp. Gate No. 6 L & T Saki Vihar Road, Andheri (E) Mumbai- 400 072.** incorporated under the Indian company, hereinafter called and referred to as the **TRANSFEROR** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, administrators and assigns) of the **FIRST PART** AND **M/S NIYATI Venture Pvt. Ltd.** Having its Regd. Office at **Unit No. 31, 24 Apurva Estate, Makwana Raod, Andheri Kurla Road, Marol Naka, Andheri (E) Mumbai- 400 059.** hereinafter called and referred to as the **TRANSFEEE** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **OTHER PART.**

Whereas the transferor has represented to the transferee that the transferor is a member of solaris no.2 premises co-operative society ltd. And having its regd. Office at its 46-48 Saki Vihar Road, Opp. L & T Gate No. 6, Saki Naka, Bombay 400 072. Under the Maharashtra Co-operative Societies Act, 1960 bearing Regd. No. BOM/W-KE/GNL (0) 676/1994-95 Dt. 06.04.1994 hereinafter referred to as the "Said Society" and is a holder of five shares nos.: 361-365 (hereinafter referred to as "The Said Shares") and as such the transferor is entitled to own, occupy, possess and enjoy the gale no. 123 in the building of Solaris II, opp L & T Gate no. 6, Saki Vihar Road, Andheri (E), Mumbai 400 072. Owned by the said society "hereinafter referred to as "the said Unit"). The Built-up area of the Unit is 43.86 Sq. Mt.

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AND WHEREAS the transferor is well and sufficiently entitled to the said shares and the said Unit of the said society ;

AND WHEREAS the transferor has to liquidate the long outstanding debts to various parties is desirous of selling and transferring the said shares and the said Unit to the transferee and the transferee is also desirous of purchasing from the transferor, the said shares and the said Unit no. 123 on the first floor in the society which is incidental to the said transfer of shares by way of acquiring the said shares for the consideration of a lump sum price of **Rs. 27,00,000/-** (Rupees Twenty Seven Lakhs Only) and upon the terms and conditions hereinafter set out;



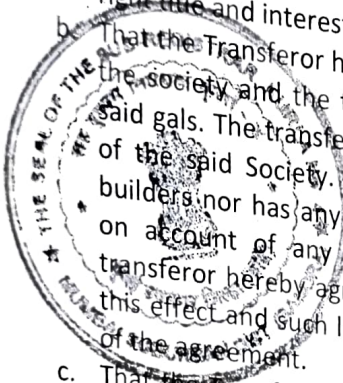
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Transferor shall sell and transfer and the transferee shall purchase and acquire Unit no. 123, in building no. 2, Solaris situated on the first floor of Universal Industrial Estate, Opp. L & T Gate No. 6, Sakivihar Road, Bombay 400 072, On Ownership basis free of all encumbrances together with the rights, title and interest

to hold, possess use and occupy the said Unit for a price of Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only) already paid as full and final purchase consideration.

2. The Transferees have paid to the Transferor an aggregate sum of Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only) vide Cheque No.006732 dt. 10.01.2013 of Axis Bank, the payment and receipt the Transferor does hereby admit and acknowledge and of and from the same and every part thereof does hereby release and discharge forever the Transferees.

3. The Transferor hereby solemnly declare, covenant and represent to the Transferees
a. that the Transferor has purchased the said Unit out of his own funds and save and except the transferor no other persons or person has any share right title and interest therein or of any part thereof.



b. That the Transferor has paid all monies due and payable by the Transferor to the society and the transferor is absolutely entitled to use and occupy the said gals. The transferor has also complied with all the rules and regulations of the said Society. The transferor has not received any notice from the builders nor has any proceedings been commenced against the Transferors on account of any acts of commission or commission thereunder. The transferor hereby agrees to obtain a letter of clearance from the society to this effect and such letter of clearance from, the said society shall form part of the agreement.

c. That the Transferor hereby further agrees and undertake to pass on a clear title in respect of the said Unit to the transferees and transfer/assign the right, title, interest and benefits of the five share of the face value of Rs. 50/- Pan No. 361 to 365 issue by the said co-operative society in favour of the Transferee or its nominee/s.

d. That the Transferor has not created any charge, mortgage or any other encumbrances whatsoever upon or over the said Unit hereby agreed to be sold and transferred to the transferees and that the said shares and the said Unit are free from all encumbrances.

e. That no litigation is pending in any court and/or subsisting in respect of the said Unit.

f. That the transferor has not entered into any agreement for sales, Transfer or assignment or any lease or for giving on leave and license basis the said Unit or any part thereof, nor have they agreed to sell, exchange, charge, mortgage, gift, pledge or otherwise deal with the said Unit to and except the Transferors no other person has the right to use and occupy the said Unit or part thereof.

g. That the Transferor has good right, full power and absolute authority to sell and transfer the said shares and the said Unit in favour of the Transferees and the Transferor has not committed or omitted or have been a party or privy to any act, deed, matter or thing whereby the Transferor is in any

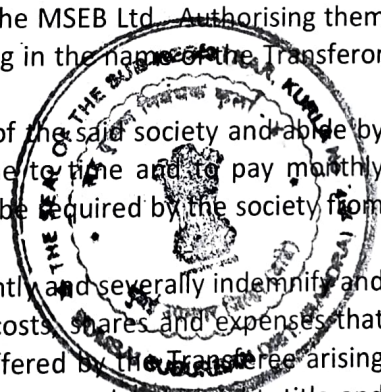
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manner prevented from selling and/or transferring the said Unit in favour of the Transferee or whereby the title of the Unit is in any manner affected or otherwise howsoever.

- h. That upon the completion of the sale the transferees shall hold, and peacefully possess, use, occupy and enjoy the said Unit without any let, hindrance, claim, charge, construction or disturbance by the Transferor or any other persons/ claiming by from under in trust for the transferor.
4. It is hereby agreed that all maintenance and out-going including electricity, water tax, municipal tax and contribution towards repair to the building, sinking funds, etc. required to be paid upto the date of signing of the agreement shall be borne and paid by the Transferor along and the Transferor hereby agree to indemnify and keep indemnified the Transferees against non-payment of the same and against all costs, charges, expenses, in respect of any claim and demand for and/or in relation thereto and on and from the date of signing of the agreement all electricity, water tax, municipal tax, maintenance and other outgoings and contribution towards repairs to the building shall be borne and paid by the transferees alone. The transferor agrees to transfer and get transferred all deposits, sinking funds etc. standing to their credit to the name of that transferee in the records of the Society.
5. The Transferor hereby agrees and undertakes to sign, and execute all such applications, shares and documents declarations as may be required by the Transferees for the purpose of effectively transferring and vesting the said Unit unto the transferor absolutely free from all encumbrances of any nature whatsoever.
6. The Transferor shall handover to the transferee all original documents of title in respect of the said Unit on or at the time of execution of these presents.
7. The Transferor hereby agree to address a letter to the MSEB Ltd. Authorising them to transfer the Electric installation presently standing in the name of the Transferor to the Transferee.
8. The Transferees hereby agree to become member of the said society and abide by all the bye-laws and regulations adopted from time to time and to pay monthly outgoings, municipal taxes, ground rent etc. as may be required by the society from time to time.
9. The Transferor do and each of them both hereby jointly and severally indemnify and keep indemnified the Transferees in respect of all costs, shares and expenses that may be incurred or loss or damage that may be suffered by the Transferee arising out of any claim or demand made by any party or persons claiming right, title and interest in the said shares and/or the said Unit through the transferor or through any of their whatsoever.

Handwritten signature	Handwritten number 2
Handwritten number 2013	



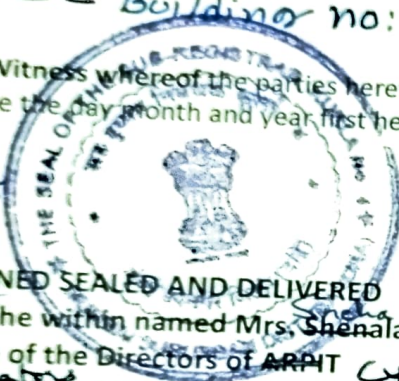
Handwritten signature
Monika

SCHEDULE OF PROPERTY

EAST - PASSAGE
WEST - TERRACE
NORTH - UNIT NO 125 (MRS. SNEHALATA SHARMA)
SOUTH - PASSAGE
UNIT NO-123, 1 ST FLOOR, SOLAR EAST II, PREMISES C. S. LIMITED 46/48, S. V. ROAD, POWAI,
ANDHERI EAST, MUMBAI-400 072.
YEAR OF CONSTRUCTION 1992, C.T.S. NO-98, 100/1, 101/1, AND 101 VILLAGE- TUNGVE. AMBESURING
AREA 43.86 SQ.MT BUILT UP GROUND + 4.

L 4624 [IAA] S4 BA Tunga Village Sakhi Vihar Rd.
RCC Building no: 2 AS Service Industry Mumbai

In Witness whereof the parties hereto have hereunto set and subscribed their respective hands hereto have the day month and year first hereinabove written.



Mohit

Mohit

SIGNED SEALED AND DELIVERED)
By the within named Mrs. Snehalata)
One of the Directors of ARPHI)
Holdings PVT. LTD in the)
Presence of S. I. SHARMA...)
S. I. Sharma

Cyan Formulators Private Ltd.

Snehalata Sharma
Authorized Signatory

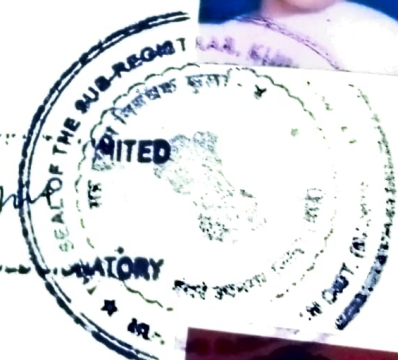


काल-४	
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SIGNED SEALED AND DELIVERED)
By the within named Mohit P.)
Kaushil One of the Directors of)
NIYATI VENTURE PVT. LTD. in the)
Presence of S. I. SHARMA)
S. I. Sharma

NIYATI VENTURE PVT. LTD.

Mohit P. Kaushil
DIRECTOR / AUTHORIZED SIGNATORY



Mohit

LETTER OF POSSESSION

Received POSSESSION OF Vacant Unit No. 123, Solaris, Bldg No. 2, situated on the first floor of the Universal Industrial Estate, Opp. L & T Gate no. 6, Saki Vihar Road, Bombay 400 072, in terms of this agreement from the Transferors herein.

Dated this 28th day of May 2013.

Monit

I CONFIRM THE ABOVE

Snehalata Sharma

Cyan Formulators Private Ltd.
For ARPIT HOLDING PVT.LTD.
Cyan Formulators
Authorized Signatory

We say received
For *Nirati Venture Pvt. Ltd.*
NI RATI VENTURE PRIVATE LIMITED

Director
Monit
DIRECTOR / AUTHORISED SIGNATORY

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SOLARIS

SOLARIS-II PREMISES CO-OP. SOCIETY LTD.

REGD. NO # BOM / W-KE / GNL (O) / 675 / 1994 - 95 DATE 06-04-94

46-48, Saki Vihar Road, Opp. L & T Gate No. 6, Powai, Mumbai - 400 072. Tel. : 2857 5729

SIIP\UNIT NO.123\ 65

DATE: 25th March, 2013.

To,
M/s. Arpit Holding Pvt.Ltd.
Solaris II Premises Co-op.Society Ltd,
Unit No.123 1st Floor, 46/48, S.V. Road,
Powai, Mumbai-72.

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REG: UNIT NO. 123.

We are receipt of your application dated, 14th March, 2013 requesting us to issue No Objection Certificate.

We would like to confirm as below:

1. The Unit No. 123 is Registered in your name i.e M/s. Arpit Holding Pvt.Ltd.
2. The above Unit is free from any encumbrance and has no lien registered on the Unit.
3. The full Society outstanding dues have been paid by M/s. Arpit Holding Pvt.Ltd. for the said Unit, till March. 2013.
4. The Unit No.123 admeasuring 36.55 sq.mtr. (per BMC Assessment).
5. M/s. Arpit Holding Pvt.Ltd. is a member of our Society and Share Certificate Nos. 361 to 365 stands in their name. We have no Objection to transfer the said Unit No.123, subject to all the formalities are fulfilled

Thanking you,

Yours faithfully,

Solaris II Premises Co-operative Society Ltd.,



[Hon. Secretary]
CC: Master File.

UNIT: 123
THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Survey No. 46,47 Hissa No. 1,(Part) & No. 48(Part), Tunga Village, Saki Naka Mumbai 400072.
(Registered under M.C.S. Act, 1960)

Regn. No. BOM/W-KE/GNL(O)/675/1994-95 dtd 6th April, 1994

(Authorised Share Capital Rs. 20,00,000/- Divided into 40,000 Shares each of Rs. 50/- only)

Share Certificate No. 73 Member's Register No. 73

THIS IS TO CERTIFY THAT ~~SHRI/SMT./M/s.~~ LAXMI CORPORATION

of MUMBAI is the registered Holder of FIVE Shares From 361 to 365 of Rs 250/-

(Rupees TWO HUNDRED FIFTY ONLY) in THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Tunga Village Powai Saki Naka, MUMBAI 400 072. Subject to the Bye-Laws of the said society and that upon each of such shares the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society at MUMBAI this 20th day of November 1994.



SEAL

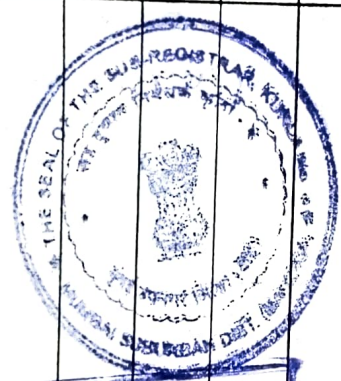
U. S. Chaudhary
CHAIRMAN

HON. SECRETARY

MEMBER OF COMMITTEE

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

DATE OF TRANSFER	NO. OF TRANSFER	SHARE REG. NO. (OLD)	TO WHOM TRANSFERRED	SHARE REG. NO. (NEW)	Signature of Chairman Hon. Secretary Committee Member
11.0.2024	30.	731	M/S. ARPIT HOLDINGS PVT. LTD.	171.	<i>[Signature]</i>



फारम-8
 4202
 94
 2024

DATE OF TRANSFER

6

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००७
संकेतस्थळ : www.mcgm.gov.in

(Duplicate Bill)

मालमत्ता कराचे देयक

मालमत्ता क्रमांक 00340811	लेखा क्रमांक L-1210380580000	वॉर्ड क्रमांक --	मालमत्ता करवर्ष 2009-2010	गट/मजला/करनिर्धारक व संकलक
पक्षकाराचे नाव व पत्ता : CHAIRMAN SOLARIS II PREMISES CO-OP SOCIETY LTD, SAKIVIHAR ROAD, OPP L & T LTDSAKINAKAMUMBAI 400072,				'L' Ward, Laxmanrao Yadav Market Building, S G Barve Marg, Kurla (W), Mumbai 400 070

मालमत्ता क्रमांक, संदर्भिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्याचे नाव :
L 4624(1AA) 54 B A TUNGA VILLAGE SAKI VIHAR RD R C C BUILDING NO 2 AS SERVICE INDUSTRY, MUMBAI
SMT SAVITABAI CHIMANLAL CHOKSI SMT M H MEGHANI K M SET, H M R MEHTA AND OTHERS

प्रथम करनिर्धारण दिनांक	01-01-1993	धरकबाकी ३१-०३-२००९ या तारखेस	960
एकूण करपात्र मूल्य रु.	1139025	नोटीस शुल्क	23706
करमाफी दिलेले मूल्य रु.	0	जप्या शुल्क	1824
निवासी करपात्र मूल्य रु.	0	महापालिका देड	25530
अनिवासी करपात्र मूल्य रु.	1139025	साभजन्य देड	
(Only iT RV) अन्य काही करपात्र मूल्य रु.	0	एकूण देड	
एकूण वार्षिक देय कर	1281406	सूचना : वार्षिक देयक सत्रासाठी लव्यांनी आगाऊ देय	

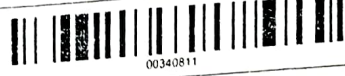
कारल - ४
५८५४ ९६
1017770 93

200910BIL05224996	देयक क्र.	200920BIL05224997	01-OCT-09 to 31-MAR-10
01-APR-09 to 30-SEP-09	कर / Tax	निवासी / R / NR	170854
170854	सर्वसाधारण कर / General Tax	30	0
0	पाणीपट्टी / Water Tax	10	0
0	जललाभकर / Water Benefit Tax	12	0
142378	मलनि.सारण कर / Sewerage Tax	25	142378
0	मलनि.सारण लाभ कर / Sewerage Benefit Tax	75	0
0	मु.न.पा शिक्षण उपकर / Mun. Education Cess	10	0
85427	राज्य शिक्षण उपकर / State Education Cess	10	85427
68342	रोजगार ग्यारंती / Employment Guarantee Cess	10	68342
17085	वृक्ष उपकर / Tree Cess	10	17085
2848	पथकर / Street Tax	10	2848
85427	देयक रक्कम		85427
640703	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.		640703
0	निव्वळ देय भरलेली रक्कम रु.		0
640703	देय दिनांक		640703
01-06-2009			16-10-2009

PAID CASH / CHEQUE
18/5/09 FOR RS 68342
AWN ON 10B
263509

CERTIFIED TRUE COPY!

SOLARIS NO. II PREMISES CO-OP. SOCIETY LTD.
(Regd. No. BOM 1994/95)
ENL (O) 6751
1994-95
SAKI NAKA, MUMBAI



संदेश
१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर
२) महापालिकेची कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्तेचा
वर्षाने क्रमांक नमूद करणे अनिवार्य राहिले
३) तालम भरणेपूर्वी महापालिकेच्या मदतीसाठी २४ तासा तात्काळ सेवा दूरध्वनी क्र. १०९८८
४) बृहन्मुंबई महानगरपालिका आपणकालिन व्यवस्थापन केंद्र संगर्क २२२२२२२२
५) यंत्रणा विधी रक्कम अंतिम घडणाऱ्या सापेक्ष नोंदी करण्यात आलेली आहे.

सूचना : अद्ययावत मालमत्तासंबंधी प्रथम पाणे घ्यावे
The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

PAID CASH / CHEQUE
18/9/09 FOR RS 82319
DRAWN ON 10B
263509

श्री नि. अ. पठाण
कराचारिक व सहायक
E & OE

--: नोंदणीचे प्रमाणपत्र :--

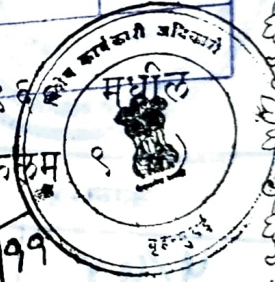
नोंदणी क्रमांक : बीओएम/३७७७-६६/सीएनएल(ओ) ६७५ सन १९६४-६५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

सोडारीज नं. २ प्रिन्सिपलस कोकोपेरिफ
 सोसायटी लि. स. नं. ४६, ४७ हिस्सा नं. ५ (पार्ल)
 व ४८ पार्ल जुगदे व्हिसेज कोकोपेरी (पूर्व)
 जुगदे ४०००९३

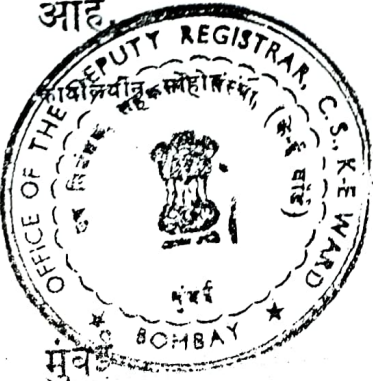
५/७५	१८
------	----

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६१
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम
 अन्वये नोंदण्यांत आलेली आहे.



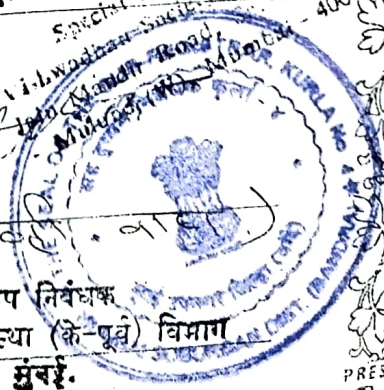
उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
 सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये
 संस्थेचे वर्गीकरण सर्वसाधारण संस्था
 संस्था असून उपवर्गीकरण इतर संस्था
 आहे

MRS. TERESA
 No. 1127
 Special Executive Officer
 400 084



6-4-1964

सही (उप निबंधक)
 सहकारी संस्था (के-पूर्व) विभाग
 मुंबई.



PRESS

नोंदणी क्रमांक Y/946/10044
Registration
Number :

नमुना 'क'
Form 'C'

अनुज्ञप्ती क्र. 2082
Licence No.



दुप्लीकेट
DUPLICATE



महाराष्ट्र शासन

उद्योग, ऊर्जा व कामगार विभाग
उद्वाहन निरीक्षण विभाग

१ ला मजला, प्रशासकीय इमारत, श्री रामकृष्ण चेंबूरकर मार्ग,
रेशनिंग कम्पाऊंड, चेंबूर ४०० ०७१
फोन क्र. ०२२-२५२२ ५२ ०४

GOVERNMENT OF MAHARASHTRA
INDUSTRIES, ENERGY AND LABOUR DEPARTMENT
1st Floor, Administration Building, Shri Ramkrishna Chemburkar Marg,
Rationing Compound, Chembur, Mumbai 400 071
Phone No. 022-2522 52 04

काल-४	
५७५	२०

उद्वाहन चालविण्याची अनुज्ञप्ती

(उद्वाहन नियम, १९५८ च्या नियम ४ ला अनुसरून दिलेली)

LICENCE TO WORK THE LIFT

(Issued under Rule 4 of Bombay Lift Rules, 1958)

श्री./सर्वश्री : मुनिवर्सल प्रि. झॅण्ड टेक्स टर्झिअर प्रा.लि. ३१३. डे कॉमर्स हाऊस.
Mr./Messrs : फोर्ट. एन. एम. रोड. मुंबई. २३

यांना मुंबई उद्वाहन नियम, १९५८ च्या तरतुदीनुसार, खाली नमूद केलेले उद्वाहन चालविण्याची अनुज्ञप्ती याद्वारे मंजूर करण्यात येत आहे :-
Is/are hereby authorised under the provisions of Rule, 1958, to run the lift mentioned below :-

उद्वाहन मालकाचे नाव : वशीर प्रभाणे
Name of the lift owner :

उद्वाहन असलेल्या जागेचा पत्ता : झेठारिस २ सर्वे. नं. ४६ - ४०, तुंगवा - कीठेज
Location of the lift : सावि विहारोड एल. झॅण्ड डी. गेट. ६ समोर डोंघरी (मु) मुंबई २३

उद्वाहनाचे इमारतीतील स्थान : डी-
Position of the lift in the premises :

उद्वाहनाचा तपशील
DETAILS OF THE LIFT

- (१) उद्वाहनाची बनावट : झेठारिस
- (१) Make of the Lift : प्रत्यावर्तिम धारू.
- (२) उतारू वाहून नेण्याची क्षमता : माठवाड उद्वाहन
- (2) Carrying Capacity of the Lift : १००० कि. ग्रॅ.
- (३) मोटरची अश्वशक्ती : ३.५.५.५.
- (४) उद्वाहनाचा वेग व कार्यपद्धती : ०.५ मि. ग्रॅ. से.
- (3) Horse Power of the motor : (३.५)
- (4) Speed of the lift and type of drive : एकतर्वालीमात.

म. ए. ए.
मुख्य अभियंता (विद्युत).
Chief Engineer (Elec.)

उद्वाहन निरीक्षक, मुंबई.
Inspector of Lifts, Mumbai.
Dated 17 DEC 2005 Mumbai
Letter No.

येथील बसवून उद्वाहनामध्ये तावणे आवश्यक आहे.

BMPP-6170-90/10,00,000

Gen 162

बृहन्मुंबई महानगरपालिका MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/2475/BPES/N/L OF

19 DEC 1992

To
Shri K.D. Makhijani,
Licensed Surveyor,
28/E General Assurance Bldg.,
3rd floor, 233, Dr.D.N. Road,
Fort,
Bombay-400 001.

Office of the
Deputy Commissioner
Municipal Corporation of Greater Bombay
3rd Floor, 233, Dr. D. N. Road,
Fort, Bombay-400 001.
Telephone: 616

Sub:- Occupation permission letter for basement + Ground floor + 5th Ist to 4th floor (only) for Service Industrial Estate building 'B' at C.T.S.Nos. 98, 100/1, 101/1 and 101 of Village Tungve, at Saki Vihar Road Kurla (East) for M/s. Universal Textile Pvt.Ltd.

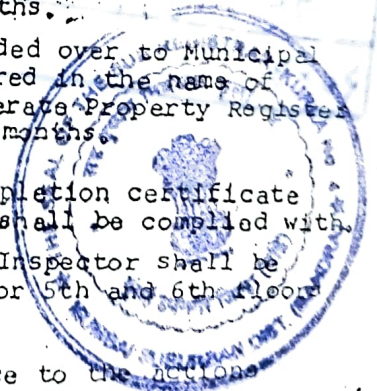
sir,

Ref:- Your letter No. Nil dated 12/8/92

कल-४	
५८४	२२

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the pink colour on the completion plans submitted by you after obtaining water connection from the Assistant Engineer Water Works 'L' Ward and subject to the following :-

- 1) That certificate under Section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That the area going under Set back land, handed over to Municipal Corporation of Greater Bombay shall be transferred in the name of Municipal Corporation of Greater Bombay and separate Property Register card to that effect shall be submitted within 3 months.
- 3) That the condition mentioned in the part completion certificate dated 14/11/92 under No. DyChE/14164/Rds./SWD/ES shall be complied with.
- 4) That the No Objection Certificate from Lift Inspector shall be submitted before coming forward for occupation for 5th and 6th floor and till that time the same should not be occupied.



NOTE : This permission is issued without prejudice to the actions under Sections 270-A, 305, 353-A of the Bombay Municipal Corporation Act.

Yours faithfully,

Ramesh W. K.
19-12-92
Executive Engineer
(Bldg. Proposals) (Eastern Suburbs)

SGA.



MUNICIPAL CORPORATION OF GREATER BOMBAY

No: CE/2457 B.P. (M)

Office of the
Dy. Chief Engineer,
Bldg. Proposals (E.S.),
4th floor, Municipal
Transport Garage Bldg.,
Pant Nagar, Ghatkopar (E)
Bombay - 400 077.

To:

Shri/Smt. M/s. K. B. Malhotra

Licensed Surveyor,

286 General Occurrence Bldg
2nd Floor, 2, W. N. Road
Fort, Bombay 400001.

Occupation permission for
the 6th floor of bldg 'B'
consisting of basement + 6 upper
floor for 2.5 store bldg.

Sub: Occupation permission for
2.5 store bldg (Basement + 6 upper
floor) located at 2nd floor, 2, W. N. Road
at Fort, Bombay.

Ref: Your letter dated 12.12.94

Sir/Sirs/Madam,

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection from Assistant Engineer, Water Works 1 Ward and subject to the following conditions:

काल-४	
YOU	28

1. That certificate under section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- (2) That the area going under occupation shall be transferred in the name of the owner and a separate P.R. card to that effect shall be submitted before asking for full O.C. of bldg. (or full O.C. of bldg. A, whichever is earlier).
- (3) That the completion certificate from the Engineer for the layout shall be submitted before asking for full O.C. of bldg. (or full O.C. of bldg. A, whichever is earlier).

Note: This permission is issued without prejudice to actions under section 305, 353-A of Bombay Municipal Corporation Act.

Yours faithfully,

Executive Engineer
(Building Proposals) (Eastern Suburbs)



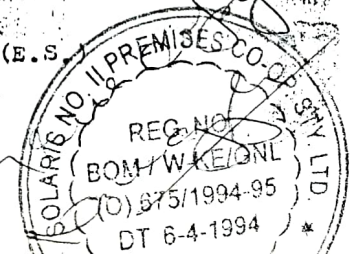
29/12/94
CE/2457 B.P. (M)
28.12.94

Copy forwarded for information to the owner M/s. K. B. Malhotra

Executive Engineer
(Building Proposals) (Eastern Suburbs)

E.E.B.P. (E.S.)

Copy forwarded for information please.



FAMOUS VISUAL MEDIA (P.) LTD.

124/125, Solaris, Saki Vihar Road, Powai, BOMBAY-400 072.

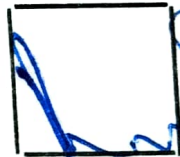
No. 8

Date 21-12-94

Received with thanks from Mrs. Snehalatha Sharma

a sum of Rupees Twelve thousand three hundred
eighty five only by cash/cheque No. 593186 (Corporation
Po Amboli, Amboli)
D/21-12-94 in payment of expired deposit with Bank of
and other deposits (PFO) For Famous Visual Media (P) Ltd.

Rs. 12385/-



Authorised Signatory



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Bombay on this day of 24th March 1994, BETWEEN M/S LAXMI CORPORATION, a Proprietary firm having Mr. GOPAL BARASIA as its proprietor and having its office of business at 428, Kalbadevi Road, 2nd floor, Bombay 400 002, hereinafter called and referred to as the TRANSFEROR (which expression shall unless it be repugnant to the context or meaning thereof mean and include his executors, administrators and assigns) of the FIRST PART AND M/S ARPIT HOLDINGS PVT. LTD. a company incorporated under the Indian Companies Act 1956 and having Mrs. Snehalata Sharma as one of its directors and having their registered office at Doctor House, 3rd floor, 113 Bora Bazar Street, Fort, Bombay 400 001, hereinafter called and referred to as the TRANSFEREE (which expression shall unless it be repugnant to the context or

meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS

1. By an agreement for sale dated 7th April, 1993 between M/s Universal Premises and Textiles Pvt. Ltd. Builders of the One part and the Transfereors therein called the purchasers of the other part, the Builders therein agreed to sell and the Transferors agreed to purchase from the Builders therein the Industrial Gala No.123 in Building No.2, hereinafter referred to as the said gala admeasuring 640 sq.ft. (built up area) on the first floor of the Universal Premises and Textiles Pvt. Ltd.

2. Pursuant to the Agreement dated 7th April, 1993 the transferors has paid to the Builders therein the price therein mentioned and the Builders therein ha

...

1. The Transferor in possession of the said gala and the Transferor is fully seized and possessed of and well and sufficiently entitled to and are in possession of the said gala.

2. The Transferor has agreed to sell, assign and transfer to the Transferees and the Transferees have agreed to acquire gala No.123, and the society having not yet being formed the builders have no objection in transferring all the rights, title and interest of the transferors herein, to hold, possess, use and occupy the said gala on the terms and conditions agreed to by and between the parties hereto as hereinafter set out.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. The Transferor shall sell and transfer and the transferees shall purchase and acquire gala No.123, in Building No.2, Solaris, situated on the first floor of Universal Industrial Estate, Opp. L & T Gate No.6, Sakivihar Road, Bombay 400 072, on ownership basis free of all encumbrances togetherwith the rights, title and interest to hold, possess use and occupy the said Gala for a price of Rs.3,84,000/- (Rupees Three lakhs eighty four thousand only) to be paid as full and final purchase consideration.

2. The Transferees have paid to the Transferor an aggregate sum of Rs.3,84,000/- (Rupees Three lakhs eighty four thousand only) the payment and receipt the Transferor does hereby admit and acknowledge and of and from the same and every part thereof does hereby release and discharge forever the Transferees.

3. The Transferor hereby solemnly declare, covenant and represent to the Transferees

a) that the Transferor has purchased the said gala out of his own funds and save and except the transferor no other persons or person has any share right title and interest therein or of any part thereof.

b) that the Transferor has observed and performed all the terms and conditions of the said agreement dated 7th April 1993 recited hereinabove and has paid all monies due and payable by the Transferor and the transferor is absolutely entitled to use and occupy the said gala. The Transferor has also complied with all the rules and regulations of the said builders. The Transferor has not received any notice from the builders nor has any proceedings been commenced against the Transferors on account of any acts of omission or commission thereunder. The Transferor hereby agrees to obtain a letter of clearance from the Builder to this effect and such letter of clearance from the said builder shall form part of the agreement.

c) That the Transferor hereby further agrees and undertake to pass on a clear title in respect of the said gala to the Transferees and Transfer/assign the right, title, interest and benefits of the share money and deposits lying with the Builders in favour of the Transferee or its nominee/s.

d) That the Transferor has not created any charge, mortgage or any other encumbrances whatsoever upon or over the said Gala hereby agreed to be sold and

transferred to the transferees and that the said shares and the said gala are free from all encumbrances.

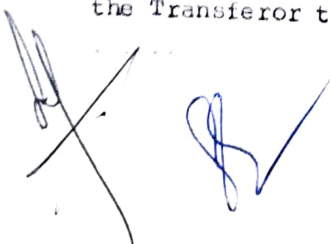
- e) That no litigation is pending in any Court and/or subsisting in respect of the said gala.
- f) That the Transferor has not entered into any Agreement for sales, Transfer or assignment or any lease or for giving on leave and licence basis the said Gala or any part thereof, nor have they agreed to sell, exchange, charge, mortgage, gift, pledge or otherwise deal with the said gala to and except the Transferors no other person has the right to use and occupy the said Gala or any part thereof.
- g) That the Transferor has good right, full power and absolute authority to sell and transfer the said shares and the said Gala in favour of the Transferees and the Transferor has not committed or omitted or have been a party or privy to any act, deed, matter or thing whereby the Transferor is in any manner prevented from selling and/or transferring the said Gala in favour of the Transferee or whereby the title of the Gala is in any manner affected or otherwise howsoever.
- h) That upon the completion of the gala sale the Transferees shall hold, and peacefully possess, use, occupy and enjoy the said Gala without any let, hinderance, claim, charge, construction or disturbance by the Transferor or any other persons/claiming by from under in trust for the Transferor.

4. It is hereby agreed that all maintenance and out-goings including electricity, water tax, municipal tax and contribution towards repair to the building, sinking funds, etc. required to be paid upto the date of signing of the agreement shall be borne and paid by the Transferor alone and the Transferor hereby agree to indemnify and keep indemnified the Transferees against non-payment of the same and against all costs, charges, expenses, in respect of any claim and demand for and/or in relation thereto and on and from the date of signing of the agreement all electricity, watertax, municipal tax, maintenance and other outgoings and contribution towards repairs to the building shall be borne and paid by the Transferees alone. The Transferor agrees to transfer and get transferred all deposits, sinking funds etc. standing to their credit to the name of that transferee in the records of the builders.

5. The Transferor hereby agrees and undertakes to sign, and execute all such applications, shares and documents declarations as may be required by the Transferees for the purpose of effectively transferring and vesting the said gala unto the Transferor absolutely free from all encumbrances of any nature whatsoever.

6. The Transferor shall handover to the Transferee all original documents of title in respect of the said Gala on or at the time of execution of these presents.

7. The Transferor hereby agree to address a letter to the M.S.E.B. Ltd, authorising them to transfer the Electric installation presently standing in the name of the Transferor to the Transferee.



8. The Transferees hereby agree to become member of the said society when formed and abide by all the bye-laws and regulations adopted from time to time and to pay monthly outgoings, municipal taxes, ground rent etc. as may be required by the society from time to time.

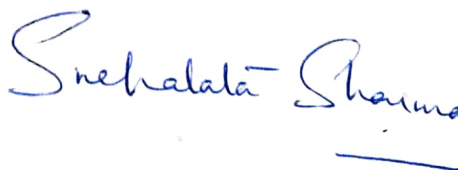
9. The Transferor do and each of them doth hereby jointly and severally indemnify and keep indemnified the Transferees in respect of all costs, shares and expenses that may be incurred or loss or damage that may be suffered by the Transferee arising out of any claim or demand made by any party or persons claiming right, title and interest in the said shares and/or the said gala through the Transferor or through any of their whatsoever.

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

SIGNED SEALED AND DELIVERED)
by the withinnamed GOPAL)
BARASIA, Proprietor of)
LAXMI CORPORATION in the pre-)
sence of.....)
.....)



SIGNED SEALED AND DELIVERED)
by the withinnamed M/S ARPIT)
HOLDINGS PVT. LTD. in the)
presence of.....)
.....)



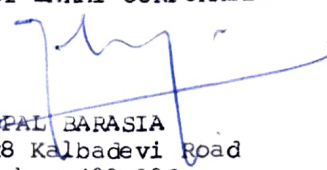
RECEIPT

RECEIVED with thanks from the Transferees a sum of Rs. 3,84,000/- (Rupees Three lakhs eighty four thousand only) being the full and final settlement/consideration payable to us and paid as follows:

<u>Pay Order No./ Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
cheque No: 25051	4-03-94	Bank of Baroda Overseas Business Br. Bombay-21	Rs 7,00,000/2 (Rs Seven Lacs) Rs 3,84,000 (Rs Three Lac Eighty Four Thousand and adj. 6000 this payment)
		TOTAL	

I SAY RECEIVED

For LAXMI CORPORATION


GOPAL BARASIA
428 Kalbadevi Road
Bombay 400 002

WITNESSES:

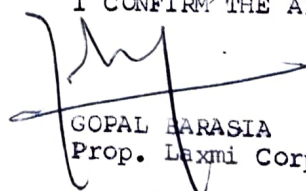
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-

LETTER OF POSSESSION

RECEIVED possession of Vacant Gala No.123, Solaris, Bldg No.2 situated on the first floor of the Universal Industrial Estate, Opp. L&T Gate No.6, Sakivihar Road, Bombay 400 072, in terms of this agreement from the Transferors herein.

Dated this 26th day of March 1994


I CONFIRM THE ABOVE


GOPAL BARASIA
Prop. Laxmi Corporation

We say Received
For ARPIT HOLDINGS PVT. LTD.


Snehalata Sharma

DIRECTOR

witness
1. 

2.

DATED THIS DAY OF 19

AGREEMENT FOR SALE

of

Unit No.123, Solaris, Bldg.No.2
First floor, Universal Industrial
Estate, Sakivihar Road, Powai
Bombay - 400 072.

B E T W E E N

MR.GOPAL BARASIA OF LAXMI CORPN.

AND

M/S ARPIT HOLDINGS PRIVATE LTD.