

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14062630711227

Bank/Branch: IBKL - 6910504/MUMBAI - FORT
 Pmt Txn id : 77350759 Stationery No: 14062630711227
 Pmt DtTime : 02-DEC-2015@16:19:19 Print DtTime : 02-Dec-2015@16:26:16
 ChallanIdNo: 69103332015120251151 GRAS GRN : MH0052809352015168
 District : 7101-MUMBAI Office Name : IGR182-BOM1_MUMBAI CITY

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 23,04,000/- (Rs Two Three, Zero Four, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 2,99,60,000/-
 Prop Descr : Premises No A406,4th Floor,Regent Chambers,Plot No 208,Backbay Recl
 a,Nariman Point,Mumbai,Maharashtra,400021

Duty Payer: PAN-AHVPB3184E,MR ADITYA J BAGREE
 Other Party: PAN-AAACH6068C,TRANSWARRANTY ADVISORS PRIVATE LIMITED

Seema Pawar *Seema Pawar*

Bank official1 Name & Signature

Tushar Patadia *Tushar Patadia*

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line



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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



WV

Seema Pawar

14. Each party shall bear and pay their respective legal consultants' fees.

15. The Vendor and the Purchaser are assessed to income Tax as follows:-

Vendor:

Transwarranty Advisors Pvt Ltd

AAACH6068C

Purchaser:

Aditya Bagree

AHVPB3184E

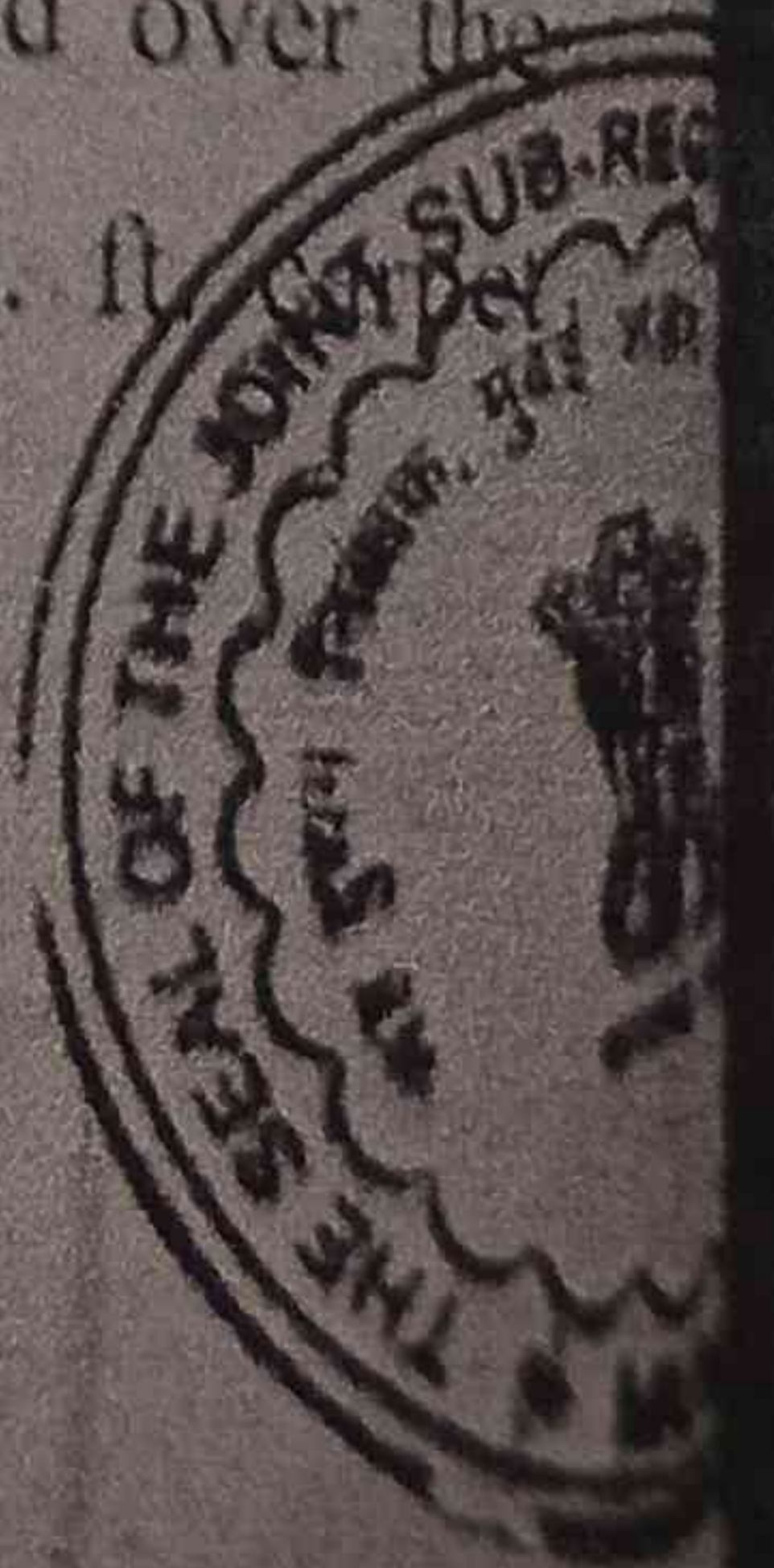
16. As per the provisions of section 194 IA of Income Tax Act, 1961 the Purchaser has deducted 1% of the sale consideration i.e. a sum of Rs.2,99,600/- (Rupees Two Lakhs Ninety Nine Thousand and Six Hundred only) towards tax deducted at source and has provided the challan towards the said deduction. The Purchaser shall deposit the deducted amount in government treasury & provide the commensurate Tax Deducted at source (TDS) certificate to the Vendor within 15 (fifteen) days from the date hereof.

17. The recitals hereinabove shall form an integral part of this Agreement.

THE SCHEDULE HEREINABOVE REFERRED TO
(Description of the "said Premises")

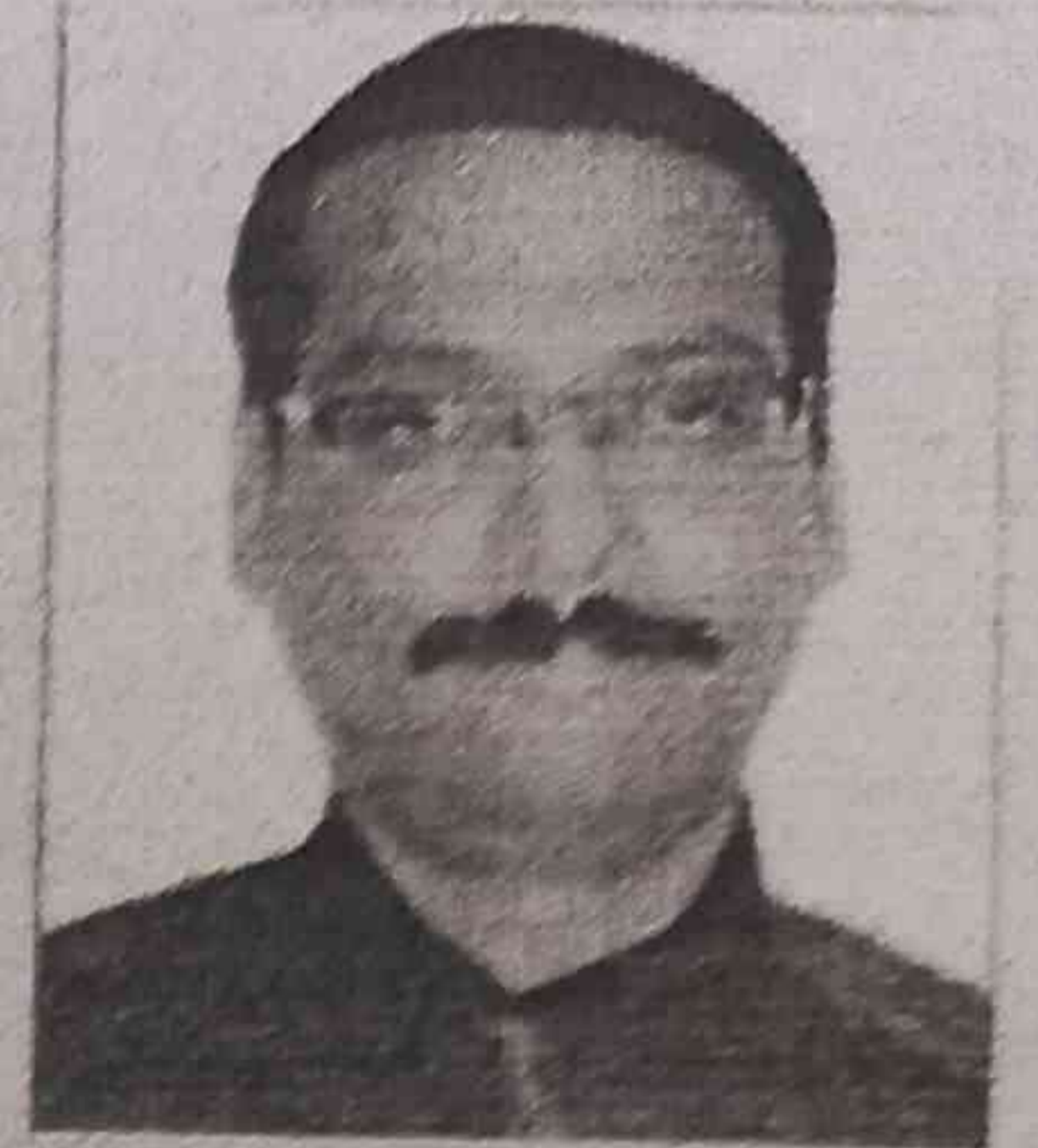
All those 10 (ten) fully paid up shares of Rs.50/- each bearing distinctive nos.,346 to 355 (both inclusive) represented by Share-Certificate No.036 issued by the Regent Chambers Premises Co-operative Society Limited together with all the beneficial right, title and interest into and over the commercial premises bearing No. A-406 admeasuring 1070 sq. ft.

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area, located on the 4th floor of the building known as "Regent Chambers" comprised in the estate of the said Society and standing on the Plot No.208 in Block III of Backbay Reclamation, Nariman Point, Mumbai - 400 021 bearing C.T.S. No.1955 of Fort Division, Mumbai City District.

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



SIGNED, SEALED AND DELIVERED)

by the withinnamed Vendor viz..)

TRANSWARRANTY ADVISORS PRIVATE LIMITED)

through its Authorised Signatory, Mr. Haridas T V)

duly authorized by a resolution passed by its Board of)

Directors in their meeting held on 30th September 2015)

in the presence of...)

TRANSWARRANTY ADVISORS Pvt. Ltd

Haridas T V
Authorized Signatory



1. Raviraja S. Poojary

Raviraja S. Poojary

2. Anil Nambiar

Anil Nambiar



SIGNED AND DELIVERED)

by the withinnamed Purchaser viz..)

MR. ADITYA BAGREE)

in the presence of...)

Shyamsundar Sharma

1. *Shyam*

2. *Mayank J. Bagree*

MB

Aditya Bagree



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