

INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD  
 165708  
 12.22  
 R.00544901-PB5336

Industrial Development Bank of India Ltd  
 Central Processing Unit Central  
 Road, Elstowch Bldg., Plot No. 82/83,  
 Road No. 7, Street No. 15,  
 M.I.D.C. and (N.E. East) Mumbai-400 594  
 C.A.S.T.P./C.R.1067/64/95 772/775

INDIA STAMP DUTY MAHARASHTRA

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.  
 AUTHORIZED SIGNATORY

THIS INDENTURE made at Mumbai this 13 day of Sept in the Christian year Two Thousand and Six BETWEEN Mr. Narendarnath Mehra of Mumbai Indian Inhabitant having office at 123/B, Mittal Tower 8813C hereinafter called "the Transferor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include him, all person claiming the right title or interest under him or assigns) of the one part AND MR. Rajender Mohan Bector also of Mumbai Indian Inhabitant residing at 201, Ashok House, Dr. Rajender Jain Road, Off Gandhigram Road, ISKON Mandir, Juhu Mumbai 400 049, and holding Income Tax P.A.N. No. AABPB3696G Hereinafter Called The Transferee" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his, heirs, executors, administrators and assigns) of the other part:



Customer Copy Sr. No. 8011  
 Deposit Br. 25 Date 9/06/08  
 Pay to : Acct. No. 9937200010056-1dnl bank A/C stamp

Type of Document	Special Adhesive	
Frinking Value	Rs.	54,900
Service Charges	Rs.	10
Total	Rs.	54,900

Name of stamp duty paying party  
 Rajender Mohan Bector  
 Mumbai 49

Drawn on Bank of India Ltd. (Mumbai) Branch of Industrial Development Bank of India Ltd.  
 CPU ANDHERI - 93.  
 PRANKED ON

Signature of Purchaser  
 Date: 19/06/08  
 (For Bank's Use only)

DC No. \_\_\_\_\_  
 Franking Sr. No. FROM COUNTER NO. \_\_\_\_\_  
 Authorised Sign. Name (EIN) \_\_\_\_\_  
 (Sign. Name)

Please sign the declaration printed behind



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 61630  
 1-2-08

WHEREAS

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A. By virtue of an agreement dated 19<sup>th</sup> April 1984 the transferor here and from M/s Sanjay Corporation and have been holding the unit jointly. The transferor and one Mr. Rajender Mohan Bector are the sole and the 50% share in ~~the~~ premises Nos. Unit 5/B.39 on the ground floor of the building known as "AKSHAY MITTAL" Industrial Premises Co-operative Society Ltd. Mittal Indl. Estate, Andheri (East). Mumbai 400 059. Situate at Village Marol, Andheri-kurla Road, Andheri (East), Mumbai 400 059 and bearing city survey Nos.87 and of village Marol and having an area of 850 square feet built up equivalent to 79.46 square meters (hereinafter referred to as "the said premises") and are this day fully seized and possessed of and entitled in all manner to dispose of the said premises under this agreement;

B. The building wherein the said premises are located was constructed in the year January 1985 and comprises of 2 wings of ground plus two floors.

C. The transferor and the said Mr Rajender Mohan Bector are the members of the AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED a Society registered under the provision of the Maharashtra co-operative society act, 1963 under No. BOM/W/-K/E/GNL (O): 658 OF 87-88 dated 30/03/1988 and as members are entitled to 10 shares of the said society bearing distinctive Nos.111 to 120.

D. by virtue of being the members of the society, the transferor and the said Mr Rajender Mohan Bector are entitled to the use and the occupation of ~~the~~ premises bearing Nos. Unit 5/B.39 ground floor of the society's building;

E. The transferor agreed to sell, transfer, assigns and convey unto the transferee and the transferee agreed to purchase and acquire from the transferor all the one undivided 50% beneficial right, title and interest of the transferor in the said premises and in the capital property of the said society, with the consent of the society along with the right of use and the occupation of the said premises Nos. Unit 5/B.39 on the ground floor at or for the consideration of Rs. 10,68,750/- (Rupees Ten lakhs Six Eight Thousand Seven Hundred and Fifty Only)

F. The parties hereto are now desirous of recording the completion of the sale in writing.

Now therefore this indenture witnessed and it is hereby agreed by and between parties hereto as under:

1. The transferor hereby sell, transfer, assigns and convey to the transferee and transferee hereby purchase and acquire from the transferor and accept the transfer of all his 50% share and the beneficial right, title and interest in and upon the said ~~office~~ premises Nos. Unit 5/B.39 on the ground of the building known as AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED. Including the right of use and occupation thereof and also is undivided 50% share



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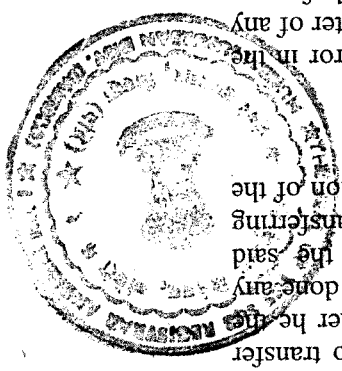
2. The society has by its letter dated the 6<sup>th</sup> April 2006 granted its no objection to the transferor to complete sale of his said undivided 50% share in favour of the transferee. A copy of the said N.O.C. is hereto annexed and marked "A".

3. The transferor acknowledges receipt of the sum of Rs. 10,68,750/- (Rupees Ten lakhs Sixty Eight Thousand Seven Hundred and Fifty Only) paid on or before the execution of these presents being the entire consideration payable by the transferee to the transferors (the receipt whereof the transferor both hereby admit and acknowledge and of and from the same hereby release discharge and acquit the transferee forever. )

4. The transferor hereby declares and says as follows: -  
 (a) That the said premises have not been mortgaged or encumbered and that the same are free from all types of encumbrances;

(b) That he is solely and absolutely entitled to the said undivided one-half share title and interest in the said premises and is absolutely entitled to the use and to occupation of the said premises and has the right and to power to dispose off the same and that there is no impediment or prohibition against him to deal with the same and that he has a clear and marketable title free from encumbrances to the same and that he has not done or allowed or permitted to be done any act, matter, deed or thing that might have resulted or tantamount to result in encumbering, charging or creating a lien over the premises in any manner whatsoever;

(c) That notwithstanding any act, deed, matter or thing whatsoever by the transferor or by any other person or persons lawfully or equitably claiming by from or through him committed or omitted or knowingly or willingly suffered to the contrary, he the transferor has full power and absolute right and authority to transfer the said premises as aforesaid, and that neither he the transferor nor any one else of his behalf have done any act, deed, matter or thing whereby he the said transferors is in any manner prevented from transferring the said premises and handing over possession of the said premises to the transferee;



(d) That the right title and interest of the transferor in the said premises has neither been the subject matter of any pending litigation or any attachment either before or after judgment nor the same is subject to any attachment or prohibitory order/s issued by any department of the state/central government, local

*M. S. ...*

authorities, courts of law, tribunals or arbitrators whereby the transferor is in any manner prevented or restrained from assigning or transferring his right title and interest under these presents;

(e) That the transferee shall and will at all times hereafter along with the other co-owner peaceably and quietly be entitled to use, occupy, possess and enjoy the said premises with all the benefits of the membership of the said society and the occupancy rights in respect of the said premises without any interruption, claims or demands of whatsoever nature from any other person/ claiming by under from or in trust for the transferor

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5. The transferor hereby agrees to indemnify and keep the transferees indemnified against any claims, demands, liabilities, expenses, litigations, charges, liens, proceedings, damages or losses that may arise against the transferee in respect of or arising out of the transfer affected under these premises by the transferees including in respect of the said premises.

6. The transferor has handed over to the transferee all the original deeds i.e. the agreement, receipts and all other paper relating to the said premises and also has executed and delivered all necessary applications, affidavits, forms, consents for transfer of the said premises Nos. Unit 5/B.39 and all deposits with the said society and any other authority including Reliance energy ltd.

7. The transfer fees and/or donation payable to the said society has been borne and paid by the transferor alone. The stamp duty and registration charges payable on these presents have been paid by the transferee.

8. The parties hereto shall execute all such other writings, documents papers, forms as may be necessary for effecting the transfer and sale and for more perfectly assuring, transferring and vesting of the said premises in the name of the transferee.

9. The Transferor doth hereby **APPOINT NOMINATE AND CONSTITUTE** the Transferee as his Attorney to do all acts, deeds, matters and things that may be effectively required for transfer of the said premises to his name at his entire costs and expenses.

10. The Transferor has simultaneously with the execution of these presents handed over possession of the said premises to the Transferee.

*Handwritten signature*

*Handwritten initials*

*Handwritten notes and arrows pointing to clause 6*



*Mumbai*

*Kulk*

and admeasuring in aggregate 22000 sq.yds. equivalent to 18394.86 square meters or thereabouts and bounded as follows: - that is to say on or towards the east by a Nala, on or towards the north partly by a private property of the same estate of the sub-lessor, partly by the survey No. 87 Hissa No. 3B partly by survey No. 87 H No. 2B (part), on or towards the west partly by survey No. 86 Hissa No. 1 partly by survey No. 87, Hiss No. 1 and partly by survey No. 86 partly by survey b No. 87, Hissa No. 1 and partly by survey No. 86 Hissa No. 18 and on or towards south partly by NALA and partly by survey No. 86 Hissa No. 20 and partly by survey No. 86 Hissa No. 18

SURVEY No.	HISSA No.
86	17(part)
87	3D (part)
87	3C (part)
87	3B (part)
87	2B (part)
87	2A (part)
86	22
86	21

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THE SCHEDULE ABOVE REFERRED TO: *Shri. Kulk*

One half undivided share right title and interest in the office premises Nos 5/B 39 on the ground floor admeasuring 850 square feet built up area equivalent to 78.99 square meters or thereabouts of the building "Mittal Estate" constructed on ALL THAT pieces and parcels of agriculture land or ground situate at lying being at marol in taluka Andheri of Bombay Sub-District within the registration Sub-District of Bandra, District Bombay suburban in greater Bombay bearing survey No. and Hissa Nos. as under: - village - MAROL CTS: 1637

SOY UNDIVIDED SHARE 4 25 SWFT BUILT UP 2

*Kulk*



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

SIGNED SEALED AND DELIVERED by the

Within named Transferor

Mr. Narendernath Mehra

In the presence of

1. *(Signature)*

2. *(Signature)*

SIGNED SEALED AND DELIVERED by the

Within named Transferee

MR. Rajender Mohan Bector

In the presence of

1. *(Signature)*

2. *(Signature)*

*(Signature)*

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Mr. Narendernath Mehra

I Say Received

RECEIVED of and from the within named Transferee Rs. 10,68,750/-  
(Rupees Ten lakhs Sixty Eight Thousand Seven Hundred and Fifty Only)

Receipt

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