

रजिस्ट्रेशन पहल्ये

T.R. Act XVI of 1908 (F.S.P.)  
पहल्ये नंबर ५१७४

3116/13. dw. 25/9/2013

हस्तावेज नंबर 3116  
सने: २०१३

हस्तावेज वर्ष: २०१३

मूल्य Rs. 3300000.00

ता: २३  
माहे: सप्टेंबर  
हस्तावेज नो प्रकार मालिकी डेरभत/वेयाण  
रज करनारनु नाम Mr. Sanjay J. Jain  
नीचे प्रमाणे की पहल्ये

रजिस्ट्रेशन की.....  
नकल करवा नी की साईड/ डोवीयो  
शेरोनी नकल करवा माटे की.....  
टपाल पर्य  
नकल अथवा यादीओ (कलम ६४ थी ६७)  
शोध अजर तपासणी  
६३ कलम-२५  
कलम-३४ (कलम-५७)  
नकल की डोवीयो  
६३-२ की  
आ सिवायनी जावतनी की

Total pages from 1 to 15  
The Original document is returned to Shri/Ms. H. Nani Rambadi.  
Who has produced original Registration  
Receipt on 27-09-2013

SUB-REGISTRAR  
DADRA & NAGAR HAVELI  
SILVASSA

कुल अंकदरे रु ६३०१

अंके तृपीया नवहजर त्रसो अक पुरा.

हस्तावेज ना दिवसे तैयार धरो अने  
नकल कचेरीमां आपवामां

ते रजिस्टर टपालशी मोकलवामां आवशे.

हस्तावेज रजिस्टर पोस्ट थी नीयेना सरनामे मोकलशो.  
470 Mahesh Park, Shiv Smruti Building, 3rd Floor, Block No. 11, Gokul Nagar,  
Bhiwandi, Dst. Thane, Maharashtra State

( P N Parmar )

सब रजिस्टर

Dadra & Nagar Haveli

अजर

रज करनारनी सही



SRO-NIC(G) 2528765509748960203

२३/९/२०१३

११:४३:११ am

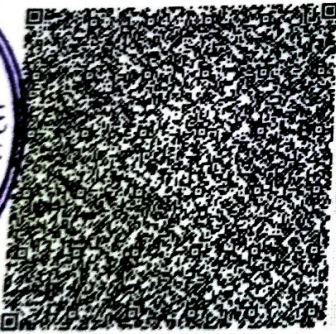


सत्यमेव जयते

**INDIA NON JUDICIAL  
Government of Union Territory  
of Dadra and Nagar Haveli**

**e-Stamp**

Certificate No. : IN-DN00574877669403L  
Certificate Issued Date : 21-Sep-2013 11:19 AM  
Account Reference : SHCIL (FI)/ dnshcil01/ SILVASSA/ DN-DN  
Unique Doc. Reference : SUBIN-DNDNSHCIL0100577582704251L  
Purchased by : AKAR HOSPITALITY AND MANAGEMENT SERVICES LTD  
Description of Document : Article Sale Deed  
Property Description : GALA SITUATED 1ST FLOOR, ADM 6115 SQ FT, BILDG NO:3,  
ANKUR INDUSTRIAL ESTATE, SR NO:260P/1, DADRA  
Consideration Price (Rs.) : 37,00,000  
(Thirty Seven Lakh only)  
First Party : AKAR HOSPITALITY AND MANAGEMENT SERVICES LTD  
Second Party : SANJAY JUHARMAL JAIN  
Stamp Duty Paid By : AKAR HOSPITALITY AND MANAGEMENT SERVICES LTD  
Stamp Duty Amount(Rs.) : 74,000  
(Seventy Four Thousand only)



-----Please write or type below this line-----



**" SALE DEED "**

THIS SALE DEED is made and entered into at Village Silvassa of the Union Territory of Dadra and Nagar Haveli on this 23th day of Sep 2013

Handwritten signatures in black ink at the bottom of the page.

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**BETWEEN AKAR HOSPITALITY & MANAGEMENT SERVICE LTD, ( PAN No AACCA7118C ) Formerly known as AKAR INFOTEC LIMITED ( PAN No. AACCA7118C ) a Ltd Company duly incorporated under the Indian Companies Act, 1956 having its registered office at - 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri ( West ), Mumbai - 400 053, through its Authorized Signatory **MR. ASHOKKUMAR HEMCHAND JAIN**, Aged about 60 Years, caste - Hindu Jain, Occupation-Business, Residing at Mumbai hereinafter called the " **VENDOR**" ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assignees, Directors, e.t.c ) of the **ONE PART**.**

**AND**

**MR. SANJAY JUHARMAL JAIN ( PAN NO. AEZPJ1934M )**, aged 31 Years, caste - Hindu Jain, Occupation - Business, Residing at 470, Mahesh Park, Shiv Sumrti Building, Third Floor, Block No.11, Gokul Nagar, Bhiwandi, Dist - Thane, Maharashtra, hereinafter called as the " **PURCHASER** " ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, successors and assignees ) of the

**OTHER PART.**

**AND WHEREAS** Shri Ramjibhai Ramlagan Rai had applied to the Collector, Silvassa, Dadra and Nagar Haveli to Grant N.A. Permission in area of 54400 Sq. Mtrs. of Land of Survey No.260/P of Village Dadra of the Union Territory of Dadra and Nagar Haveli for industrial purpose. The Collector, Silvassa, Dadra and Nagar Haveli had granted N.A. Permission vide Order No. ADM/RD/LND/3541/88 dated 11/11/1988 and for the land bearing survey No. 260P admeasuring 54400 Sq. mtrs. of village Dadra for industrial purpose,

**AND WHEREAS** V. R. RAI had applied to the Collector, Silvassa, Dadra and Nagar Haveli to Grant N.A. Permission in area of 54400 Sq. Mtrs. of Land of Survey No.260/P of Village Dadra of the Union Territory of Dadra and Nagar



*(Handwritten signatures)*

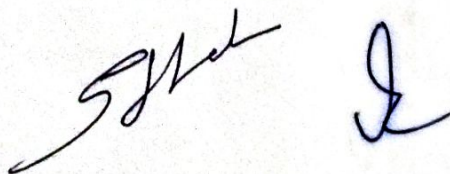
Haveli for industrial purpose. The Collector, Silvassa, Dadra and Nagar Haveli had granted N.A. Permission vide Order No. ADM/RD/LND/3542/88 dated 11/11/1988 and for the land bearing survey No. 260P admeasuring 54400 Sq. mtrs. of village Dadra for industrial purpose with the certain conditions.

**AND WHEREAS** Ramji R. Rai and others had sold, transferred, assigned the N.A. Land bearing survey No. 260P situated at village Dadra in favour of **Silvassa Estate Pvt. Ltd** and Sale Deed thereof was executed between the parties on 28/5/1990. it was registered. Accordingly **Silvassa Estate Pvt. Ltd**, became the absolute owner and possessor of the above said N.A. Land bearing survey No. 260P situated at village Dadra of the Union Territory of Dadra and Nagar Haveli.

**AND WHEREAS** The Silvassa Estate Pvt. Ltd was the absolute owner and possessor of the non-agricultural land for Industrial purpose bearing Plot No. 1 of Survey no. 260P admeasuring 9985.00 Sq. Mtrs. situated at village Dadra, U.T. of Dadra and Nagar Haveli.

**AND WHEREAS** Silvassa Estate Pvt. Ltd had applied to the Town and Country Planning Department, Silvassa for obtaining construction permission to construct the industrial shed/building on the non-agricultural land bearing Survey no. 260P situated at village Dadra, U.T. of Dadra and Nagar Haveli, for Industrial Purpose. The Town and Country Planning Department, Silvassa had granted necessary construction permission to construct the Industrial Gala/Building on the above said land. By his order No. TPS / Dadra/Srv. No 260/96/706 dated 25/10/1996.

**AND WHEREAS** Silvasa Estate Pvt. Ltd, has constructed the Industrial Gala/Building on the above said non-agricultural land bearing Survey no. 260P/1



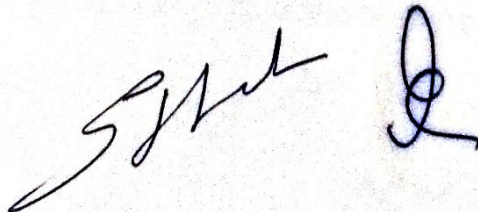

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situated at village Dadra, U.T. of Dadra and Nagar Haveli, Silvassa as per the construction permission and approved building plan.

**AND WHEREAS** Silvassa Estate Pvt. Ltd had sold, transferred, assigned the Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as " **ANKUR INDUSTRIAL ESTATE** " constructed on the N A Land of Survey No. 260P/1 admeasuring 9985 Sq. Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli. in favour of **M/S. AKAR PRINTERS LIMITED ( UNIT NO. 2 )**, a Ltd company registered office at 501, Jeevan Anand Oberaoi Complex, off. New Link Road, Andheri ( West ) Mumbai, and the Sale Deed thereof was executed between the parties on 30/3/2000 and

the said Sale deed was presented in the office of the Sub-Registrar, Dadra and Nagar Haveli, Silvassa for the Registration Purpose at serial No. 614/2000 on 1/3/2000. Accordingly the said sale deed was registered. and it was registered.

Accordingly **M/S. AKAR PRINTERS LIMITED ( UNIT NO. 2 )**, became the absolute owner and possessor of the above said Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as " **ANKUR INDUSTRIAL ESTATE** " constructed on the N. A. Land of Survey No. 260P/1 admeasuring 9985 Sq. Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

**AND WHEREAS** Silvassa Estate Pvt. Ltd had applied to the Town and Country Planning Department, Silvassa for obtaining Revised construction permission to construct the industrial shed/building on the non-agricultural land bearing Survey no. 260/1, admeasuring 11990 Sq. Mtrs. situated at village Dadra, U.T. of Dadra and Nagar Haveli, for Industrial Purpose. The Town and Country Planning Department, Silvassa had granted necessary revised construction permission to



construct the Industrial Gala/Building on the above said land. By his order No. TPS/CP/Srv.No./Pt.No.260/1/Dadra/289 dated 6/3/2002.

**AND WHEREAS** Silvassa Estate Pvt. Ltd had applied to the Town and Country Planning Department, Silvassa for obtaining Part occupancy certificate. The Town and Country Planning Department, Silvassa has issued occupancy certificate vide order No. TPS/OC/Srv.No.260/1/Dadra/2002/910 Silvassa Date 20/08/2002.

**AND WHEREAS AKAR LIMITED ( PAN NO. AAACA3955F )** a Ltd company duly incorporated under the Indian Companies Act 1956, having its registered office at 501, Jeevan Anand Oberaoi Complex, off. New Link Road, Andheri ( West ) Mumbai, Formerly known as **M/S. AKAR PRINTERS LIMITED** had sold, transferred, assigned the Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as “ **ANKUR INDUSTRIAL ESTATE** “ constructed on the N. A. Land of Survey No. 260P/1 admeasuring 9985 Sq. Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli. in favour of **AKAR INFOTEC LIMITED ( PAN NO. AACCA7118C)** , a Ltd company duly incorporated under the Indian Companies Act 1956, having its registered office at 501, Jeevan Anand Oberaoi Complex, off. New Link Road, Andheri ( West ) Mumbai, and the Sale Deed thereof was executed between the parties on 30/3/2010 and the said Sale deed was presented in the office of the Sub-Registrar, Dadra and Nagar Haveli, Silvassa for the Registration Purpose at serial No. 1190/10 on 30/3/2010 and it was registered at registered No. 1095, at Page No. 366, Vol. No. 1 of Book No. 83, dated 30/3/2010. Accordingly **AKAR INFOTEC LIMITED ( PAN NO. AACCA7118C)** became the absolute owner and possessor of the above said Industrial Unit/Gala situated on the first floor admeasuring 6115 Sq. Fts. of the building No. 3 known as “



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**ANKUR INDUSTRIAL ESTATE** " constructed on the N. A. Land of Survey No. 260P/1 admeasuring 9985 Sq Mtrs of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

**AND WHEREAS** the present vendor **AKAR INFOTEC LIMITED ( PAN NO. AACCA7118C)** became the absolute owner and possessor of the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N.A. land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.



**AND WHEREAS** the Present Purchaser have desired to purchase from the vendor the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N.A. land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli

**AND WHEREAS** the Vendor has agreed to sale, convey and transfer to the purchaser the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N.A. land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, to the Purchasers at the total price consideration amount of Rs. 37,00,000/- (Rupees Thirty Seven Lac only ).

**AND WHEREAS** the Vendor has declared to the Purchaser that the vendor is the absolute owner and possessor of the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as "**ANKUR INDUSTRIAL ESTATE**" Constructed on the N.A. land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, and the title of

*[Handwritten signatures]*



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the said property is Clear, Marketable and free from all encumbrances and reasonable doubts.

**AND WHEREAS** on or before the execution of this deed presented, the Purchaser has paid to the Vendor the total sum Rs. 37,00,000/- ( Rupees Thirty Seven Lac only ) being the Full and final price consideration and purchaser has called upon the vendor to execute the sale deed in favour of the Purchaser, which the vendor has agreed to do.

**AND WHEREAS** the Purchaser have called upon the Vendor to execute the conveyance against the receipt of the above said total sum of Rs. 37,00,000/- (Rupees Thirty Seven Lac only ) more particularly described in the "RECEIPT hereunder written ,being the full and final price consideration, which the Vendor has agreed to do so.

**NOW THIS INDENTURE WITNESSES**

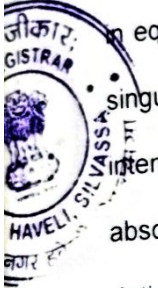
1. THAT in pursuance of the said Sale Deed and in consideration of the above said total amount of Rs. 37,00,000/-(Rupees Thirty Seven Lac only ) being the full and final price consideration of the above said Industrial Gala paid by the Purchaser to the Vendor on or before the execution of these presents, the Vendor do hereby admit and acknowledge the receipt thereof, more particularly written in the RECEIPT hereunder written and the Vendor do hereby acquit, release and forever discharge the Purchaser. the Vendor do hereby sell to the Purchaser on "as is where is" basis and the Vendor do hereby grant assign, release convey and assure unto the Purchaser forever all that the Industrial Gala/Unit situated on the first Floor admeasuring 6115 Sq. Feet of the Building No. 3 known as " **ANKUR INDUSTRIAL ESTATE** " Constructed on the N.A.

*[Handwritten signature]*

*[Handwritten signature]*



land of Survey No. 260P/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli and more particularly described in the 'SCHEDULE' hereunder written and for the sake of brevity hereinafter referred to as the "**SAID PREMISES**" with all title, right and interest connected with the said Industrial Gala, including the consents, orders and permissions together with all the advantages and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining thereto or with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law in equity of the Vendor into or upon the said premises to have and hold all the singular the said premises hereby granted, released, conveyed and assured or intended or expressed so to be unto and to the use of the Purchaser forever absolutely subject to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of India or any other public body and other authorities in respect thereof and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any other person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly suffered to the contrary the Vendor now has in itself good rights, full powers and absolute authorities to grant, release, convey, assign, transfer and assure the said premises unto and to the use of the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the said premises hereby granted, conveyed, assigned, released transferred and assured or expressed to be for its use without any suit, lawful eviction, interruption, claim and demand whatsoever from, under or in trust for them and that free and clear and freely and clearly and forever discharged or otherwise by the Vendor and



*[Handwritten signature]*

well and sufficiently saved, defended, kept harmless and indemnified of or from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming, by, from, under or in trust for them or any of them and further that the Vendor and all other persons lawfully or equitably claiming any, estate, right, title, interest, at law or in equity in the said premises hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter at the requests of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required and the Vendor do hereby covenant with the Purchaser that the Vendor has not done, omitted or knowingly or willingly suffered or being party or privy to any act, deed or thing whereby they were prevented from granting and conveying said premises in the manner aforesaid or whereby the same or any part thereof are/is can or may be charged encumbered or prejudicially affected in estate, right or otherwise howsoever and the Vendor shall or will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and more perfectly and other lawful and reasonable acts, deeds, matter, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid shall or may be reasonably required by the Purchaser or his counsels at law.



11.  
 8. Proper stamp duty of Rs. 74,000/- ( Rupees Seventy Four Thousand Only )  
 has been used for the Registration of this Sale Deed.

SCHEDULE ABOVE REFERRED TO

All that pieces and parcel of the Industrial Gala/Unit situated on the first Floor  
 admeasuring 6115 Sq. Feet of the Building No. 3 known as " ANKUR  
 INDUSTRIAL ESTATE " Constructed on the N.A. land of Survey No. 260P/1 of  
 Village Dadra of the Union Territory of Dadra and Nagar Haveli. The said Gala is  
 registered with Group Gram Panchayat Dadra Vide House No. 2068

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



Signed, Sealed and Delivered  
 by the within named "VENDOR")  
~~ASHOKKUMAR HEMCHAND JAIN~~  
 through its Authorized Signatory  
 AKAR HOSPITALITY & MANAGEMENT  
 SERVICE LTD through its  
 Auth. Signatory Ashokkumar H  
 in the presence of..... Jain

1. \_\_\_\_\_ )
2. \_\_\_\_\_ )

Signed, Seal and Delivered  
 by the within named "PURCHASER"  
 MR. SANJAY JUHARMAL JAIN  
 In the presence of .....

1. \_\_\_\_\_ )
2. \_\_\_\_\_ )

) \_\_\_\_\_ )  
 ) ~~ASHOKKUMAR HEMCHAND JAIN~~ )  
 ) through its Authorized Signatory )  
 ) AKAR HOSPITALITY & MANAGEMENT )  
 ) SERVICE LTD through its )  
 ) Authorized Signatory )  
 ) ~~VENDOR~~ )  
 ) Shri Ashokkumar H. Jain )

) \_\_\_\_\_ )  
 ) MR. SANJAY JUHARMAL JAIN )  
 ) PURCHASER )



3116

2013

S R No 3116  
 Presented at the office of the Sub-Registrar of  
**Dadra & Nagar Haveli Silvassa**  
 Between the hour of 11 to 12 on 23/09/2013

Receipt No :-	5174	Rs.	
Received Fees For			9270
Registration	( 15 ) :		15
Side Copy Fee			5
Postage			11
Other Fees			9301
TOTAL :-			



Mr. Sanjay J. Jain

*(Signature)*

( P N Parmar )  
 Sub Registrar  
 Dadra & Nagar Haveli Silvassa

*(Signature)*  
 ( P N Parmar )  
 Sub Registrar  
 Dadra & Nagar Haveli Silvassa



Sl.no	Party Name and Address	Photograph	Thumb Impression	Signature
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1.00 Shri/Ms. Akar Hospitality & Managment Service Ltd.  
 Formerly known as Akar Infotec Ltd. Through Autho.  
 Sign. Mr. Ashokkumar H. Jain  
 Through its Director/Partner/PAO Holder  
 Shri \_\_\_\_\_  
 Executing Party 60 Years.Occupation  
 Business / Service Residind At  
 Office at 501, Jeevan Anand, Oberoi Complex, Off.  
 New Link Road, Andheri(W), Mumbai-400 053  
 The Executant (S) Admit Execution



*(Signature)*

1.00 Shri/Ms. Mr. Sanjay J. Jain  
 Through its Director/Partner/PAO Holder  
 Shri \_\_\_\_\_  
 Claiming Party 31 Years.Occupation  
 Business / Service Residind At  
 470 Mahesh Park, Shiv Smruti Building, 3rd Floor,  
 Block No. 11, Gokul Nagar, Bhiwandi, Dst. Thane,  
 Maharastra State  
 The Executant (S) Admit Execution



*(Signature)*



Office of the Sub-Treasury Officer  
Dadra & Nagar Haveli, Silvassa.

Affixed Spl. Adhesive Stamp work of Rs. 36700/-  
Date: 30 MAR 2010

SR. NO. 1190/10  
Presented At The Office Of The Sub-Registrar Of Dadra & Nagar Haveli, Silvassa Between The Hours Of 15-15 to 15-20 On 30 MAR 2010

Rs

Received Fees For	<u>91957/-</u>
Registration	<u>12/-</u>
Copying (Folios)	<u>8/-</u>
Copying Endorsements	<u>5/-</u>
Filing Fees	<u>37/-</u>
Postage	<u>9223/-</u>
Total	<u>9223/-</u>

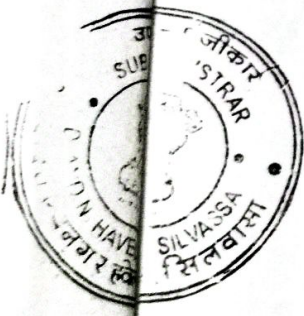
*M. S. S.*  
Sub-Treasury Officer  
Dadra & Nagar Haveli  
Silvassa

For AKAR INFOTECH LTD.  
*M. S. S.*  
Director

For AKAR LTD.  
*A. S. S.*  
Director

*A. S. S.*  
Sub-Registrar  
Dadra & Nagar Haveli  
SILVASSA

*A. S. S.*  
Sub-Registrar  
Dadra & Nagar Haveli  
SILVASSA



**" SALE DEED "**

THIS SALE DEED is made and entered into at Village Silvassa of the Union Territory of Dadra and Nagar Haveli on this 30th day of March, 2010, **BETWEEN** AKAR LIMITED, (PAN NO.AACA3955F) a Limited

For AKAR LTD.  
*A. S. S.*

Company duly incorporated under the Indian Companies Act, 1956, having its registered office at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai-400 053, through its Authorised Director **MR. ASHOK JAIN** Son of **MR. HEMCHAND JAIN**, Aged about 55 Years, Caste-Jain, Occupation-Business, Residing at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai-400 053, hereinafter called as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its directors, successors and assignees) of the ONE PART.

**AND AKAR INFOTEC LIMITED**, (PAN NO.AACCA7118C) a Limited Company duly incorporated under the Indian Companies Act, 1956, having its registered office at 501, Jeevan Anand, Oberoi Complex, Off. New Link Road, Andheri (West), Mumbai-400 053, through its Authorised Signatory **MR. BHAVESH GOYAL** Son of **MR. MOHAN GOYAL**, Aged about 36 Years, Caste-Jain, Occupation-Business, Residing at Mumbai of the Maharashtra State, hereinafter called as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assignees) of the OTHER PART.

WHEREAS the Vendor is absolute owner and possessor of the Gala/Unit situated on the **First Floor** admeasuring **6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

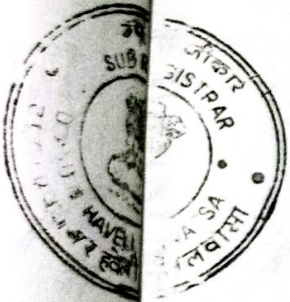
AND WHEREAS the above said Vendor has mortgaged the above said property in favour of The Bharat Co-Operative Bank (Mumbai) Limited, Andheri (West) Branch of Mumbai, Maharashtra along with its other properties.

For AKAR INFOTECH LTD.

*Brayl*  
Director

For AKAR LTD.

*Alamyar*  
Director



AND WHEREAS the Purchaser has desired to purchase the above said Gala/Unit situated on the **First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, more particularly described in the schedule hereunder written from the Vendor.

AND WHEREAS the Vendor has agreed to sell the above said Gala/Unit situated on the **First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli to the Purchaser at the total price consideration of **Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only)**.

AND WHEREAS the Vendor has declared to the Purchaser that the Vendor is the absolute owner and possessor of the above said Gala/Unit situated on the **First Floor admeasuring 6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli and no one except the Vendor has any rights, title and interest of any nature whatsoever on the above said property and the title of the said property is clear, marketable and free from all encumbrances and reasonable doubts.

AND WHEREAS the Purchaser on or before execution of this deed presented the cheque for total sum of Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only) to the Vendor, being the full and final price consideration price of the above said property, more particularly described in the "RECEIPT" hereunder written.

AND WHEREAS the Purchaser has called upon the Vendor to execute the conveyance against the receipt of the above said cheque for the total sum of Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only) more

For AKAR INFOTECH LTD.

*[Signature]*  
Director

For AKAR LTD.

*[Signature]*  
Director



particularly described in the "RECEIPT" hereunder written, being the full and final price consideration, which the Vendor has agreed to do so.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the above said cheque for the total sum of Rs.36,70,000/- (Rupees Thirty Six Lacs Seventy Thousand Only) received by the Vendor from the Purchaser on the execution of these presents, the Vendor do hereby admit and acknowledge the receipt thereof more particularly described in the receipt hereunder written and do hereby acquit, release and forever discharge the Purchaser that the Vendor do hereby grant, convey, assign, release, transfer and assure unto the Purchaser forever absolutely and assured unto the Purchaser all the right, title and interest, claim, possession and demands of the Vendor in the said piece and parcel of the property, more particularly described in the schedule hereunder written and for the sake of brevity hereinafter referred to as the 'SAID PREMISES' with all title, right and interest of the said property, including all the consents, orders and permissions connected with the above said property/premises together with all the advantages and appurtenances whatsoever to the said premises of any part thereof belonging or in anywise appertaining thereto or with the same or any part hereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law in equity of the Vendor into or upon the said premises to have and hold all the singular the said premises hereby granted, released, conveyed and assured or intended or expressed so to be unto and to the use of the Purchaser forever absolutely subject to the payment of all rates, taxes, assessments, dues, and duties now chargeable upon the same or hereafter to become payable to the Government of India or any other public body or Panchayat/Municipality and other authorities in respect thereof.

The Vendor do hereby further covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by

For AKAR INFOTECH LTD.

For AKAR LTD.

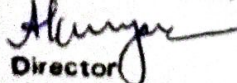
any other person or persons lawfully or equitably claiming by, from, through, under or in trust for them made done, committed, omitted or knowingly suffered to the contrary the Vendor now has in itself good rights, full powers and absolute authorities to grant, release, convey, assign, transfer and assure the said premises unto and to the use of the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser unto and to the use to the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the premises hereby granted, conveyed, assigned, released, transferred and assured or expressed to be for their own use without any suit, lawful eviction, interruption, claim and demand whatsoever from, under or in trust for them and that free and clear and freely and clearly and forever discharged or otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of or from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming, by, from, under or in trust for them or any of them and further that the Vendor and all other persons lawfully or equitably claiming any, estate, right, title, interest, at law or in equity in the said land, hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required.

The Vendor do hereby further covenant with the Purchaser that the Vendor has not done, omitted or knowingly or willingly suffered or being party of privy to any act, deed or thing whereby he was prevented from granting and conveying said premises in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged encumbered or prejudicially affected

For AKAR INFOTECH LTD.



For AKAR LTD.



Director

in estate, right or otherwise howsoever and the Vendor shall or will from time to time and at all times hereafter at the requests of the Purchaser do and execute or cause to be done and executed all such further and more perfectly and other lawful and reasonable acts, deeds, matter, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required by the Purchaser or its counsels at law.

The Vendor further covenant with the Purchaser that the Vendor has sold the above said **factory shed building on the First Floor of the Building No. "3"** for the Industrial Purpose to the Purchaser with all rights, title and interest of the said premises and the Vendor has handed over the possession of the said property/premises with all title, rights and interest to the Purchaser.

The Vendor further covenant with the Purchaser that the Vendor has not received any notice from acquisition or for any reason in respect of the said premises/property and no proceedings is pending in any Court or Offices and the Purchaser shall be entitled to get its name entered in the records of the Government and Municipality/Panchayat maintained for this premises by producing this Sale Deed.

The Vendor has given up all rights, title and interest of the above said property i.e. on the First Floor of the Building No.3 in favour of the Purchaser and the Purchaser became the absolute owner and possessor of the above said property/premises from today.

For AKAR INFOTECH LTD.

*Mani*  
Director

For AKAR LTD.

*Shunyar*  
Director

The Vendor do hereby agree to give signatures, statements wherever require for this purpose in respect of the above said property/premises and now onwards the Purchaser shall be entitled to use its name on and for the said property/premises.

The proper stamp duty of Rs.36,700/- has been used for the Registration Purpose on this Deed.

**SCHEDULE OF THE PROPERTY :**

All that piece and parcel of the Gala/Unit situated on the **First Floor** admeasuring **6115 Square Feet of the Building No. "3"** constructed on the N.A. land of Survey No.260 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

This Sale Deed has been read over and explained to the parties hereto in vernacular and after fully understanding the same in their vernacular, they have put and subscribed their respective hands on this agreement in the presence of the witnesses mentioned herein below, without any threat or pressure.

For AKAR INFOTECH LTD.

*H. Paul*  
Director

For AKAR LTD.

*Shriya*  
Director

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

Signed and Delivered by the  
within named "VENDOR"

**AKAR LIMITED**

Through its Authorised Director

**MR. ASHOK JAIN** Son of **MR.**

**HEMCHAND JAIN**

In the presence of .....

1. *अशोक जैन*

2. *अशोक जैन*

For AKAR LTD.  
*Ashok Jain*  
Director  
(**ASHOK JAIN**)  
Authorised Director of  
**AKAR LIMITED**  
"VENDOR"



Signed and Delivered by the  
within named "PURCHASER"

**AKAR INFOTEC LIMITED**

Through its Authorised Signatory

**MR. BHAVESH GOYAL** Son of

**MR. MOHAN GOYAL**

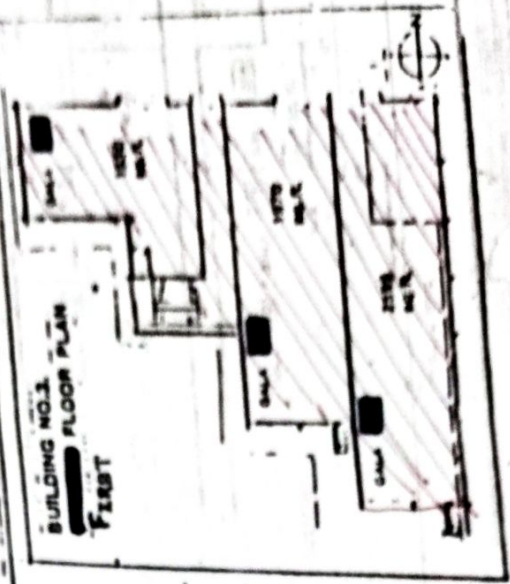
In the presence of .....

1. *भवेश गोयल*

2. *भवेश गोयल*

*Bhavesh Goyal*  
(**BHAVESH GOYAL**)  
Authorised Signatory of  
**AKAR INFOTEC LIMITED**  
"PURCHASER"

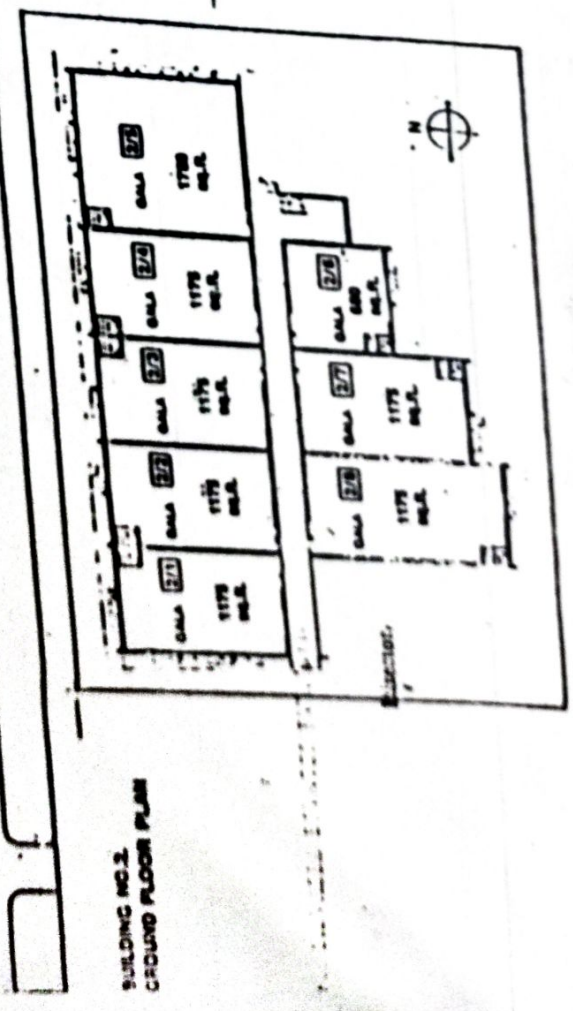
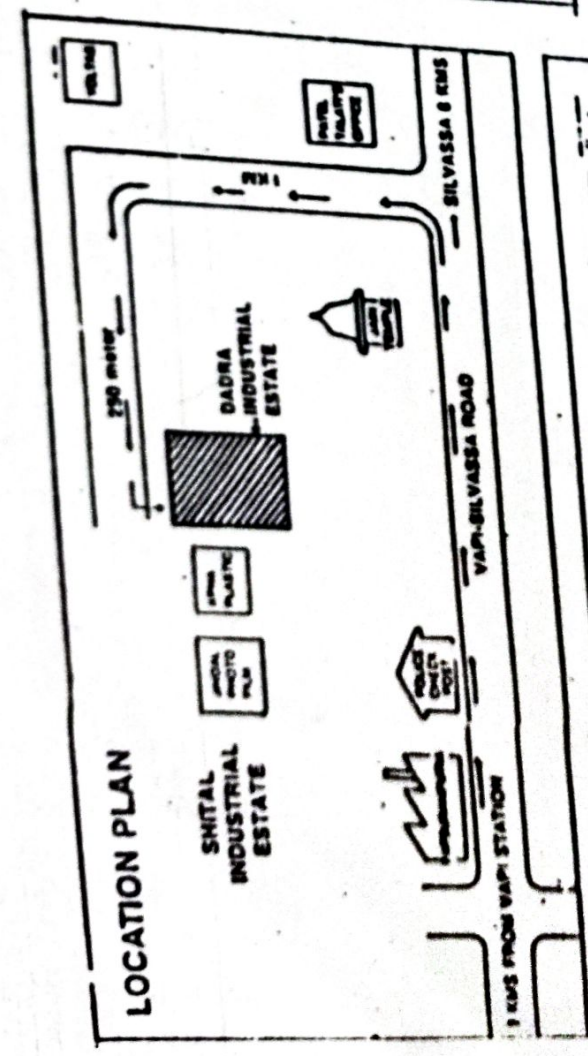
For AKAR LTD.  
*Ashok Jain*  
Director



FOR SILVASSA ESTATE PVT. LTD.

*[Signature]*  
DIRECTOR

- Benefit of Income Tax (8 Years)
- and Sales Tax (15 Years)
- 1 Km from main Vapi-Silvassa Road.
- Located in Developed area.
- All Units with Self Contained Toilets.
- Infrastructure facilities available
- Work in full swing.
- 9 Km from Vapi Station.



6141A  
21.2.2022

31.2



**BETWEEN**

**SILVASSA ESTATES PVT. LTD.**  
having its Regd. Office at 704, Krishna Apartments  
Four Bungalows Road, Andheri (West),  
MUMBAI-400053

**AND**

**AKAR PRINTERS LTD. (UNIT NO. II),**  
501, JEEVAN ANAND, OBEROI COMPLEX,  
OFF. NEW LINK ROAD, ANDHERI (WEST)  
MUMBAI-400053

**Units Area : 6,115 sq.ft.**  
**Building No. 3 Ankur Indl. Estate, Dadra.**



Affixed Spl. Adha  
Stamp worth of  
Rs. 198.50  
30 MAR 2000



No. 6141W  
Presented at the office of the  
Sub-Registrar of Dadra & Nagar  
Haveli Silvassa between the  
hours of 11 AM to 12 PM  
On 30.3.2000

Sub-Treasury Officer  
Dadra and Nagar Haveli  
Silvassa

	Rs.	P.
Received fees for.....		
Registration.....	50	25
Copying (folios) 20.....	75	
Copying endorsements.....	75	
Filing Fees.....	75	
Postage.....	31	
<b>Total</b> .....	<b>5026</b>	

FUT AKAR PRINTERS LTD.  
*[Signature]*  
Director

For SILVASSA ESTATE PVT. LTD.  
*[Signature]*  
DIRECTOR

*[Signature]*  
Sub-Registrar,  
Dadra and Nagar Haveli  
Silvassa

**SALE DEED**

THIS INDENTURE is made at Silvassa this day of 30th March 2000,  
BETWEEN SILVASSA ESTATES PRIVATE LIMITED, a Private Limited Company  
incorporated and Registered under the Companies Act, 1956 and having its Registered  
Office at 704 Krishna Apartments, Four Bungalows Road, Andheri (West), Bombay 400  
053 hereinafter referred to as 'THE VENDOR' (which expression shall unless it be repugnant  
to the context or meaning thereof be deemed to mean and include its successors or  
successor) of the ONE PART;



*[Handwritten marks]*

*[Handwritten marks]*



AND M/S. AKAR PRINTERS LIMITED (UNIT NO. II) a Limited Company having its Registered Office at 501, Jeevan Anand, Oberaai Complex, Off. New Link Road, Andheri (West), MUMBAI-400053, hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assings) of the OTHER PART;

### WHEREAS

(i) The Developers are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of and situate, lying and being at Village Dadra in the Registration Sub-District Silvassa in the Union Territory of Dadra Nagar Haveli and bearing Survey No. 260, Plot No. 1 of Village Dadra and admeasuring about 9985 square metres (hereinafter referred to as "the said property") and more particularly described in the First Schedule hereunder written;

(ii) The Administration of Dadra Nagar Haveli (U.T.) Revenue Department by its Order No. RD/LND/FAC/FP/6690/94 dated 19.12.94 sanctioned the plan for the construction of Industrial Estate on the said property;

(iii) The Developers have commenced the construction of Industrial Estate known as "Ankur Industrial Estate" consisting of three buildings having ground and upper floors on the said property;

(iv) Now the Purchaser has agreed to purchase from the Vendor the units admeasuring 6,115 sq.ft. on the First Floor, of the said building known as "Ankur Industrial Estate" in Bldg. No.3 on ownership basis at the lumpsum price of Rs. 19,87,375/- on the terms and conditions therein contained;

(v) The Purchaser has paid the entire consideration price to the Vendor and the Vendor will put the Purchaser into vacant and peaceful possession of the said unit;

(vi) It is interalia agreed that the land together with the building will be conveyed by the Vendor to the Society or a Company or an Association that may be formed by Purchasers of the units in the said building, however, the occupants of the said units have not formed a Co-Operative Society or a Company and at the request of the Purchasers of the Unit it was agreed that the Vendor shall convey to each of the Purchasers of the units their respective units individually;

(vii) The Purchaser has satisfied himself/herself about the title of the Vendor to the said property and has accepted the title of the Vendor as marketable and free from all encumbrances;

(viii) Under the premises aforesaid and at the request of the Purchasers, the Vendor has agreed to execute this Indenture of Conveyance in favour of the Purchaser to convey the units admeasuring 6,115 Sq.Ft. in Bldg. No. 3 on the First floor of the building known as "Ankur Industrial Estate" with occupancy rights thereof in the manner hereinafter appearing:

NOW THIS INDENTURE WITNESSETH THAT in pursuance of a sum of Rs. 19,87,375/- being the full consideration price paid by the Purchaser to the Vendor on or before the execution of these present (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser thereof for ever), IT, the Vendor doth hereby grant, convey and assure unto the Purchaser for ever the said units admeasuring 6,115 Sq.Ft in Bldg. No. 3 on the first floor of the said building know as "Ankur Industrial Estate" (hereinafter referred to as "the said unit") situate lying and being at Village: Dadra in the Registration Sub-district of Silvassa in the Union Territory of Dadra and Nagar Haveli and bearing Survey No. 260 of Vilage Dadra and admeasuring about 9985 Square Metres (hereinafter referred to as "the said property") and more particularly described in the Second Schedule hereunder written TOGETHER with the right to use, occupy and possess the said unit and the right to use the staircases, common passages and other common amenities of whatsoever nature to the said unit or any part thereof AND ALSO TOGETHER WITH all the deeds, documents, writings, vouchers and other evidences of relating to the said unit or any part thereof AND all the estate, right, title, interest, use inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor into out of or upon the said unit or any part thereof TO HAVE AND TO HOLD all and singular the said unit hereby granted, released, conveyed, assured or intended or expressed to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser for ever and the right, to hold, use and occupy and enjoy the said Units AND SUBJECT to the payment of all proportionate rates, taxes, assessments, dues and duties now chargeable to the Collector and the Administrator of Dadra and Nagar Haveli or any public body or authority in respect thereof to the intent that the said premises shall be held by the Purchase with the Vendor and SUBJECT to the payment of all proportionate rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter become payable to the Collector, Silvassa or any other public body or authority in respect thereof to the intent that the said unit shall be held by the Purchaser with the Vendor AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or knowingly or willingly suffered to the contrary IT, the Vendor has in itself good right, full power and absolute authority and assure the said premises hereby granted, released, conveyed, assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it



*(Handwritten signatures and initials)*

shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said unit and exclusive use thereof and for his/her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or from or by any person or persons lawfully or equitably claiming or to claim by, from, under of in trust for it AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Purchase well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, rights, titles, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or suffered by the Vendor or by any other person lawfully or equitably claiming or to claim by, from, under or in trust for them AND FURTHER that the Vendor all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said unit hereby granted, released, conveyed, assured or intended so to be or any part thereof by, from, under or in trust for the Vendor and shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more particularly and absolutely granting, releasing conveying and assuring the said unit and every part thereof hereto granted, released, conveyed and assured unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required by the Vendor or its successors or successors and assigns or its counsel in law.

THE PURCHASER HEREBY FURTHER COVENANT WITH THE VENDOR AS FOLLOWS :

- (a) that he/she not insist for the Conveyance of the land with building in favour of the Society or a Limited Company or an Association;
- (b) that to pay proportionate maintainance, outgoings and taxes payable for the common area and common amenities in the said property to the Vendors;
- (c) that he/she shall pay the said amount to the Vendor and shall not dispute the same in any manner whatsoever;
- (d) to become the Member of the Society or a Limited Company or an Association that may be formed by the purchasers of the units in the said building for the maintainance of the common areas and common amenities;
- (e) to pay all taxes and charges for electricity, water consumed in the said unit;
- (f) to use the said unit for the purpose for which it was acquired;

- (g) not to dispute the right of the Vendor to develop and/or put up additional structures and construction on the said property and sell the unit to be constructed on the said property hereafter and shall give his/her consent to the Vendor to put up additional construction and develop the said property
- (h) the purchaser shall have no right, title or interest of whatsoever nature in the said property save and except in the above unit;
- (i) not to create nuisance to the Vendors and occupants of the adjoining premises and not store any unhygienic hazardous and inflammable goods in the said units;
- (j) not to made any structural alterations so that the elevation of the said building is changed.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO**

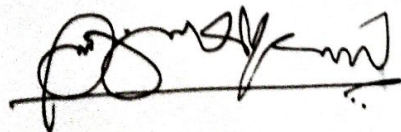
All the peice or parcel of land situate lying and being at Dadra in the Union Territory of Dadra and Nagar Haveli in the Registration Sub-District or Silvassa and bearing Survey No. 260 admeasuring about 9985 Square Metres and bounded as follows :



- On or towards the North : By 9 mtrs. wide road
- On or towards the South : By land of Survey No.244
- On or towards the East : By 12 mtrs. wide road
- On or towards the West : By land of Survey No. 260/2/1 of Village Dadra, Union Territory of Dadra Nagar Haveli.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

Units admeasuring 6,115 Sq. Ft. on the First Floor of the building known as Ankur Industrial Estate standing land at Survey No. 260 situate at Silvassa in the Union Territory of Dadra and Nagar Haveli in the Registration Sub-District of Silvassa being a portion of the property described in the First Schedule above referred to.

SIGNED SEALED AND DELIVERED by the )  
 Within named "VENDORS" M/s. SILVASSA )  
 ESTATES PRIVATE LIMITED, in the presence of )



1.  )
2.  Keshav Nath Mishra



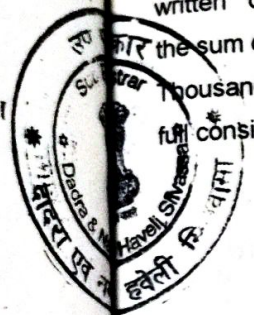
SIGNED SEALED AND DELIVERED by the within) named PURCHASER M/s. AKAR PRINTERS LTD. (UNIT NO. II), in the presence of..... )

FOR AKAR PRINTERS LTD. Director

- 1. *Pravin* (Sousar) )
- 2. *KR* Keshav Nath Mishra )

**RECEIPT**

Received the day and year first herein above ) written of and from the withinnamed Purchaser ) the sum of (Rupees Nineteen Lakhs Eighty Seven ) thousand Three Hundred Seventy Five only) the ) full consideration price paid by them to us. ) Rs. 19,87,375/-



**WE SAY RECEIVED**  
**For SILVASSA ESTATES PRIVATE LIMITED**

*[Signature]*

**DIRECTOR**

**WITNESSES :**

- 1. *Pravin* (Sousar)
- 2. *KR* Keshav Nath Mishra

Certificate

I.T. rule for Ass. Gommert in  
June 2011 Circle (B) Ponda. vide

Letu No. 31/1202 upu 30.1.2013

*[Signature]*  
Sub-Registrar  
Ponda, Ponda, Silvassa