

Agreement between

Smt. Lata Ratan Bhatia

M/s. Logistics Services (I) Pvt. Ltd

Dated - 9th April 2005

ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy			
Deposit Br.	Date: 7/4/05		
Pay to:	Acct Stamp Duty Mumbai		
Franking Value	Rs.	Rs.	₹ 50,750/-
Service Charges	Rs.	Rs.	
Total	Rs.	Rs.	₹ 50,750/-
Name of Stamp duty paying party : Registrar of Companies Circular Prvt Ltd. Received With Thanks Rs. 50,750/- Payment of Stamps Duty THE REGISTRAR OF COMPANIES MUMBAI			
DD / Cheque No. / 116 933 Drawn on Bank Vijaya Bank 2005			
(For Bank's Use only) Tran ID Franking Sr. No. 6580 Officer Jasitoli			



Tuesday, April 19, 2005

12:22:06 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 3547

गावाचे नाव कोलेकल्याण

दिनांक 19/04/2005

दस्तऐवजाचा अनुक्रमांक

वदर1 - 03505 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:विजय राजेंद्रप्रसाद गुप्ता हे मे. लॉजिस्टीक्स सर्विसेस इंडिया प्रा लि चे

संचालक - -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

340.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

एकूण रु.

30340.00

आपणास हा दस्त अंदाजे 12:36PM ह्या वेळेस मिळेल

सुखम निबंधक

अधेरी 1 (बांद्रा)

बाजार मुल्य: 13615479 रु. मोबदला: 90000000रु.

भरलेले मुद्रांक शुल्क: 680780 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक, गावदेवी ;

डीडी/धनाकर्ष क्रमांक: 116134; रक्कम: 30000 रु.; दिनांक: 06/04/2005

बदल-१/
25/04/05
२००५



L.R.B. This Agreement made and entered into at Mumbai on this 9th day of April, 2005 Between **Smt. Lata Ratan Bhatia, Co** Mumbai Indian Inhabitants aged about 55 years residing at Ground Floor, Shiv Smriti, 10th Road, Santacruz (East), Mumbai - 400 055 hereinafter called **The Transferor** (which expressions shall unless repugnant to the context or meaning thereof mean and include her heirs, legal representatives, executors, administrators and assigns) of **The First Part** and **M/s Logistics Services (India) Pvt.Ltd** a Company incorporated under the Companies Act, 1956 and having its corporate office at 3rd Floor, Viraj Impex House, 47, P.D'Mello Road, Mumbai - 400 009, represented by **Mr Vijay Rajendraprasad Gupta, The Transferees** (which expressions shall unless repugnant to the context or meaning thereof, mean and include its successors and assigns) of the **Second Part, Witnesseth :-**

[Signature]

L.R.B.

ICICI Bank Ltd, Plot No. 92, A-B Pratik Palace, J.N.Road, Malad (West), Mumbai - 400033.
D-515TPVVC.R.10110422004/2514-17
36520
184990
APR 07 2005
12:52
06807801/PB5149
INDIA
MAHARASHTRA

W H E R E A S

I. The Transferor has represented to the Transferees that :-

(A) By an Agreement for Sale dated 1/4/79 entered into between M/s.Kalina Constructions therein referred to as "the Transferors" and Mrs. Vishindevi Manoharlal Bhatia therein referred to as "the Transferee" therein the said Transferee purchased Unit No.3 to 10 admeasuring about 5251 square feet built up which has access also through the adjacent terrace on the East Side situate on the 2nd Floor of the Swastik Industrial Estate Building at 178, C.S.T.Road, Kalina, Santacruz, Mumbai-400 098 (which units are hereinafter for brevitys sake collectively referred to as "**the said Units**") on the terms and conditions mentioned therein.



(B) The Purchasers of the units in the said Swastik Industrial Estate, including the said Smt. Vishindevi Manoharlal Bhatia, organised themselves in to a co-operative Society called the Goodwill Premises Co-operative Society Ltd. (**the Society**).

(C) The Society allotted to the said Smt. Vishindevi Manoharlal Bhatia five shares being Nos.261 to 265 of Rs.50/- each in the capital of the Society comprised in the share certificate No.53 (**The Shares**).

(D) On 20/1/86, the Society transferred the said Units and the said Shares in the name of Mr.Ratan Manoharlal Bhatia and subsequently on 1/9/90 the Society transferred the same in the name of Smt Lata Bhatia the Transferor.

L. R. B.

18/01/2004

(E) The Transferor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the said units and the said shares.

(F) On an Application in that behalf made by the Transferor to the Society, the Society has granted permission to the Transferor to instal a lift to provide access to the said units through the East side Terrace adjacent to the said units. At the request of the Transferor the Society has applied to the BMC for installation of the said lift. Approval of BMC is pending. The Transferees have agreed to pay the compensation of Rs. 5,00,000/- to the society, provided the Society obtains all the necessary approvals for installation of the said lift, from the BMC and other concerned authorities. The right of the Transferor to have the said Lift installed, as aforesaid is intended to be transferred hereby unto the Tranferee.

(G) The said Units and the said shares are free from all encumbrances.

II. The Transferor has agreed to sell, transfer and assign to the Tranferees all her right, title and interest as a member of the society including the said Units in vacant possession and the said Shares free from all encumbrances to the Transferees and the Transferees have agreed to purchase the same from the Transferor for the price and subject to and upon the terms and conditions mentioned hereinafter.

L.R.B.



9/8/2004
2004

**NOW THEREFORE THIS INDENTURE WITNESSETH
THAT IT IS AGREED BY AND BETWEEN THE PARTIES**

AS FOLLOWS :-

1. The Transferor doth hereby sell, transfer, assign and assure unto the Transferees all her right, title and interest in the Industrial Premises being Units Nos.3 to 10, admeasuring about 5251 square feet built up area situate on the Second Floor, of the Swastik Industrial Estate Building, at 178, C.S.T.Road, Kalina, Santacruz, Mumbai-400 098, belonging to Goodwill Premises Co-operative Society Ltd., and more particularly

Sch. described in the **Schedule** hereunder written in vacant possession, together with all her rights as a member of the said Society and benefit of all contracts relating to her membership, the said units and the said shares free from all encumbrances (all of which are hereinafter for brevity's sake collectively referred to as **the said Premises**) for a total price of Rs. 1,32,00,000/- (Rupees One Crore Thirtytwo Lacs Only) paid as under :-

Rs. 15,00,000/- Paid on 9/8/2004 as an earnest money.

Rs.1,17,00,000/- and balance amount, paid by Cheque Nos.787059 and 78706D both dated 8/4/2005 both drawn on Vijaya Bank, Gamdevi, Mumbai-400 007, on Execution of these presents and against delivery of vacant possession of the said Units by the Transferor to the Transferees. (The payment and the receipt whereof the Transferor hereby acknowledge and admit and discharges the Transferees from payment thereof)

2. The Transferor has put the Transferees in vacant possession

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वदर-१/
३३५/६१

of the said Units. The Transferees shall now be entitled to exclusively use, occupy and possess the same and all the amenities therein and to enjoy and exercise all rights and benefits pertaining thereto, as a Member of the Society.

3. The Transferor declares and confirms that she has from time to time, paid to the Society all service charges and other money payable in respect of the said Premises. The Transferor has handed over to the Transferees all writings and papers pertaining to the said Premises. The Transferor agrees and declares that the Transferees shall be absolutely entitled to the benefit of all contracts relating to the said Premises and of all payments made by the Transferor in respect of the said Premises and other matters evidenced by the aforesaid writings papers permissions and orders pertaining to the said Premises.
4. The Transferor shall, have the said Premises transferred in the names of the Transferees, on the records of the Society, provided that the Transferees shall bear and pay 50% Transfer fees payable to the Society. The remaining 50% Transfer fees shall be paid by the Transferor.
5. The Transferor declares and confirms that the said Premises are free and clear from all claims, disputes and encumbrances whatsoever and that the same are not subject to any attachment before or after Judgement or otherwise the same are not subject matter of any suit or legal proceedings and that The Transferor is competent to transfer, sell and assign the said Premises to the Transferees and that there is no impediment whatsoever to sell transfer or assign the said Premises to the Transferees.
6. The Transferor agrees to save, defend, keep harmless and indemnify and keep indemnified the Transferees from and



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25/05/2009

against all former and other estates, title, charges and encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Transferor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Transferor and also against all actions, proceedings, claims or demands which may be taken or made against the Transferees, by any person claiming any right, title, interest or share in or to the said Premises and against all costs, charges, expenses and losses that the Transferees may suffer or incur consequent upon any such action, proceeding, claim or demand.

7. The Transferor agrees and undertakes to sign all such further documents and papers and to do or cause to be done all such further acts, deeds, matters and things that the Transferees may, from time to time, require for absolutely and effectively transferring the said units the said shares and the Membership of the society in favour of the Transferees.

8. The Transferor shall be liable to pay all outgoing and discharge all liabilities in respect of the said Premises accrued due upto the date of this Agreement. The Transferees shall pay and discharge the same thereafter.

9. The Transferor declares and confirms that hereafter she shall have no right, title, interest or claim of any kind or nature whatsoever in or to the said Premises and or the said shares.

10. The Transferor has simultaneously executed in favour of and deliver to the Transferees a deed of specific Power of Attorney, and has irrevocably nominated, appointed and constituted the Transferees to be her lawful attorneys in her name and for and on her behalf to do, execute and perform jointly and severally, all such acts, deeds, things and matters as may be necessary or expedient to fully implement and give effect to the several agreements, undertakings, and obligations of the Transferor

L.R.B

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3/2/2

arising from, consequent upon this Agreement or otherwise in relation to the sale and transfer of the said Premises in favour of the Transferees under and as per these presents.

11. The stamp duty and registration charges payable on this Agreement and the related documents shall be entirely borne and paid by the Transferees alone. The parties will bear and pay their respective Advocates fees.

12. The building of Industrial Estate in which the said Premises are situate was constructed in the Year 1969. It consists of ground plus Two stories a lift is being now installed for the use only of the Transferees for access to the said units through the terrace attached to the said units. It is assessed by the BMC to the property taxes under no.H-E 7596 (12-FC/FD/178/1, 178/2.



In Witness Whereof the parties hereto have hereunto and on the duplicate hereof set their respective hands on the day and year first hereinabove written.

Signed Sealed and Delivered by the)
withinamed "The Transferor") **L. R. Bhatia.**
in the presence of) (**Lata Ratan Bhatia**)
1. *U. Bhatia*)
2. *Advocate*)

Signed Sealed and Delivered by the) For **M/s. Logistics Services**
withinamed "The Transferees") (**India**) **Pvt.Ltd.**
in the presence of)
1. *Vijay Rajendra Prasad Gupta*) (**Vijay Rajendra Prasad Gupta**)
(**Brami Gupta**))
2. *S. D. Gals*)

११२-१/
११/०४/१०
१००५

THE SCHEDULE WITHIN REFERRED TO

Premises being Industrial Unit Nos.3 to 10, admeasuring in aggregate about 5251 sq.ft. builtup area which have access also through the adjacent terrace on the East side situate on 2nd Floor of Swastik Industrial Estate building standing on the land bearing Survey No.178 and CTS No. 7012 of Kole - Kalyan in the Registration District and Sub-District Bandra, Sub-Urban at CST Road, Kalina, Santacruz, Mumbai - 400 098.

RECEIPT

Received of and from the Transferees a sum of Rs. 1,17,00,000/- (Rupees One Crore Seventeen Lacs Only) by Two Cheque Nos.787059 and 787060 both dated 8/4/2005 drawn on Vijaya L.R. Bank, Gamdevi, Mumbai-400 007, being the balance amount of consideration which together with the earnest money of Rs. 15,00,000/- (Rupees Fifteen Lacs Only) paid on 9/8/2004 makes the aggregate of Rs. 1,32,00,000/- (Rupees One Crore Thirtytwo Lacs Only) being the full amount of consideration payable by them to me, as per clause (1) hereof.

Witness :-

Rs. 1,32,00,000/-

1. VR Bhatia

I Say Received

2. L.R. Bhatia

(Lata Ratan Bhatia)
Transferor

को.प. कॉलेजल्याण

K. P. P. 170 702-170 - NCA 1 - 170 702
College Bldg., No. 6016, Colaba I.



RULED CARD

No. 15551

क्र.सं.	क्र.सं.	क्र.सं.
१०२१७	३८५१-००	C

मुंबई नगरपालिका प्रशासकीय कार्यालय
मु. नं. ३८५१-००, १०२१७

बदर-१/

१९९७/१९०

२००५



१०२१८१	३८५१-००	३८५१-००	३८५१-००
१०२१८१	३८५१-००	३८५१-००	३८५१-००

३८५१-०० (का)
 श्री अश्विनीकुमार शिंदे
 ३८५१-०० (का)
 श्री अश्विनीकुमार शिंदे
 ३८५१-०० (का)
 श्री अश्विनीकुमार शिंदे
 ३८५१-०० (का)

३८५१-०० (का)
 श्री अश्विनीकुमार शिंदे
 ३८५१-०० (का)
 श्री अश्विनीकुमार शिंदे
 ३८५१-०० (का)

GOODWILL PREMISES CO-OP. SOCIETY LTD.

(Reg. No. BOM / GEN / 771 of 25-9-1972)

Office : Swastik Industrial Estate, 178, Vidyanagari Marg, Kalina, MUMBAI - 400 098. • Tel.: 2652 8337

Ref. : _____

Date : 4/12/04

To whomsoever it May Concern

This is to certify that Smt. Late R. Bhatia is a beneficiary member of our Society holding Unit No. 3 to 10 on the 1st floor. The building was constructed in the year 1969 on a plot of land bearing ETS - 7012 & NO 7012 H. No 1 to 17 of Village Kote Kalyan Registration Dist. Mumbai Suburban, Taluka Andheri. The building is a heavy Industrial unit having ground plus 2 upper floors and has no lift. The BMC Assessment No. is H-E 7596 (12-FC/PD/175/1.178/2). Society Maintenance has been cleared upto Nov. 2004. As per Society's record the aforesaid unit are not mortgaged. We have no objection for her to sell the same to prospective buyers.

FOR GOODWILL PREMISES CO-OP. SOCIETY LTD.

At Mumbai

Chairman

Treasurer



Unit No: 3 to 10 Unit No. 3 to 10

3000
S. K. Kulkarni
18-2513

HE 30-0322 00-1 2003-2004 200320 01/10/2003 195318 195318 01/10/2003 0

HE 7596 (12FC/FO) 178/1 178/2 CST INDUSTRIAL ESTATE
M/S KANAYALAL BALURHAI & OTHER P.O. SWASTIK IND
USTRIAL ESTATE.

01/10/2003--31/03/2004

30.008
12191

25%NF
10159

15.008NR
6096

12.008
4877

123NR
1219

0.503
203

15%
6096

01/04/1967 45718 45718



30.008	12191	25%NF	10159	15.008NR	6096	12.008	4877	123NR	1219	0.503	203	15%	6096
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0

01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003	01/10/2003
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0

208978

BRIHANMUMBAI MAHANAGARPALIKA
 H / EAST WARD

RECEIPT NO. : 0004013

Assessor and Collector

Bill Period : 200320
 Receipt Number : HE/ANCO3/000336
 SAC No : 300322007
 Name : THE SECY GOODWILL PREMISES
 Address : CO OP HSG SOC SWASTIK
 INDUSTRIAL ESTATE 17/1
 CST RD KALINA S.GRUZ(B) MUMBAI-400098

Total Tax: Rs. 45718.00
 Warrant Fee: Rs. 0.00
 Government Penalty: Rs. 0.00

Notice Dues: Rs. 50.00
 Municipal Penalty: Rs. 0.00
 Total Amount Due: Rs. 45768.00
 Amount Paid: Rs. 45768.00
 Amount Balance: Rs. 0.00

Received By
 Cash Receiving Clerk



MR Vijay Bude

Equa Received Subject to Realisation.

5004
 3003
 13-2003

LATA B. BHATTIA

AAFPBR 1407R

बदर-२/
23/04/2009

आयकर विभाग
INCOME TAX DEPARTMENT
LOGISTICS SERVICES
INDIA PVT LTD
01/09/1999
Permanent Account Number
AAACL9621P



भारत सरकार
GOVT. OF INDIA



Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISI
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614.
यदि यह कार्ड खोया जाये या पाया जाये तो कृपया सूचित करें/वापस करें।
आयकर पैन सेवाएँ, UTIISI
प्लॉट नं. 3, सेक्टर 11, सीडी बेलापुर,
नवी मुंबई-400 614.

19/04/2005

दुय्यम निबंधक:

12:23:10 pm

अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 3505/2005

दस्त क्रमांक : 3505/2005

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: विजय राजेंद्रप्रसाद गुप्ता हे मॅ. लॉजिस्टिक्स

सर्विसस इंडिया प्रा लि चे संचालक

पत्ता: घर/फ्लॅट नं: 3रा मजला

गल्ली/रस्ता: पी डी डिमेलो रोड

ईमारतीचे नाव: विराज इम्पेक्स हाऊस

ईमारत न

लिहून घेणार

वय 54

सही



30382 - 102499



2 नाव: लता रतन भाटीया

पत्ता: घर/फ्लॅट नं: तळ मजला

गल्ली/रस्ता: 10वा रस्ता

ईमारतीचे नाव: शिव स्मृती

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: सांताक्रुझ (पु)

तालुका: -

पिन: 55

पॅन नम्बर: -

लिहून देणार

वय 55

सही L.R. Bhatia



30382 - 102500



वदर--१/
३५०५/१६
२००५



दस्तऐवज करून देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर 1

दस्त क्रमांक (3505/2005)

दस्त क्र. [वदर 1-3505-2005] चा गोषवारा

बाजार मुल्य : 13615479 मोबदला 9000000 भरलेले मुद्रांक शुल्क : 680780

दस्त हजर केल्याचा दिनांक : 19/04/2005 12:18 PM

निष्पादनाचा दिनांक : 09/04/2005

दस्त हजर करणा-याची सही

पावती क्र.: 3547 दिनांक: 19/04/2005
पावतीचे वर्णन

नाव: विजय राजेंद्रप्रसाद गुप्ता हे मं. लॉजिस्टीक सर्विसेस इंडिया प्रा लि चे संचालक --

30000 : नोंदणी फी

340 : नकल (अ. 11(1)), पुढांकनाची नकल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30340: एकूण

दस्त नोंद केल्याचा दिनांक : 19/04/2005 12:23 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तारेवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) वैशाली डोलेकर - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: जयकर स्मृती

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव: गोरेगाव (प)

तालुका: -

पिन: 62

2) प्रशांत शिर्के - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

अशुद्ध

RS

अमानित धरकेत येते की, या रस्त्याचे एकूण.....पैसे याहे

वर. दुय्यम निबंधकी, अंधेरी-३
मुंबई उपनगर विभा.

दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

वदर-१ / 3505 / 2005

पुस्तक क्रमांक १, क्रमांक वर
बोवळा.

दिनांक: 19/04/2005

वर. दुय्यम निबंधकी, अंधेरी-३,
मुंबई उपनगर विभा.



वदर-१/
3505/2005

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)