



पावती

Original/Duplicate

Wednesday, December
06, 2017
3:41 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14073 दिनांक: 06/12/2017

गावाचे नाव: साकी

दस्तऐवजाचा अनुक्रमांक: करल4-12478-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सीवीएस बायोटेक प्राईवेट लीमिटेड चे संचालक अमन गुप्ता

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:46 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

बाजार मूल्य: रु.18692096.64 /-

मोबदला रु.10500000/-

भरलेले मुद्रांक शुल्क : रु. 1000/-

रा. दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007952164201718E दिनांक: 06/12/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

DELIVERED

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201712063220	06 December 2017,03:38:26 PM			
करल4					
मूल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	116-साकी - कुर्ला				
उप मूल्य विभाग	116/543भूभाग: साकी गावातील सर्व मिळकती.				
सर्व्हे नंबर /न. भू क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
44600	98400	170000	212800	103300	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	0चौरस मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.212800/-
उदववाहन स्विधा-	आहे	मजला -			
प्रकल्पाचे क्षेत्र-संमिश्र	2 to 10 hector	रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही
वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - No					
कॉर्नरवर नाही नुसार मूल्यदर.212800					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %).				
प्रकल्पाचे क्षेत्रानुसार	तळमजल्यावरील दुकाने करीता प्रती चौ. मीटर दर = Rs.223440/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((223440-44600) * (100 / 100))+44600) = Rs.223440/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 223440 * 0 = Rs.0/-				
B) तळघराचे क्षेत्र	114.53चौरस मीटर				
तळघराचे वाहनतळासाठीचे मूल्य	= 114.53 * (223440 * 70/100) = Rs.17913408.24/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (223440 * 25/100) = Rs.778688.4/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॉनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 0 + 17913408.24 + 0 + 0 + 778688.4 + 0 + 0 + 0 =Rs.18692096.64/-				

करल-४
१२४०६ १ ४०
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Home

Print

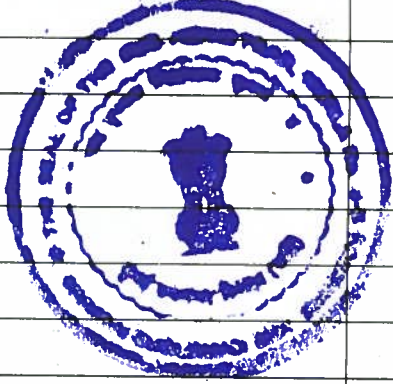
सह दुय्यम निबंधक कुला - ४
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

करल-४		
१२४७	२	४०
२०१७		

GRN	MH007952164201718E	BARCODE				Date	06/12/2017-11:57:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No.(If Applicable)	AACCC7877Q				
Location	MUMBAI			Full Name	CVS BIOTECH PRIVATE LIMITED				
Year	2017-2018 One Time			Flat/Block No.	UNIT NO A 007 BASEMENT FLOOR				
				Premises/Building	BOOMERANG ALONG WITH ONE CAR				
				PARKING					
Account Head Details		Amount In Rs.		Road/Street	CHANDIVALI FARM ROAD POWAI VILLAGE SAKI				
0030045501 Stamp Duty		1000.00		Area/Locality	KURLA WEST MUMBAI				
0030063301 Registration Fee		30000.00		Town/City/District					
				PIN	4 0 0 0 7 2				
				Remarks (If Any)	PAN2=AAACQ2636F~SecondPartyName=QUILITE ELECTRONICS CONTROLS PVT LTD~				
				Amount In	Thirty One Thousand Rupees Only				
Total		31,000.00		Words					
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332017120611365	145353523			
Cheque/DD No.			Bank Date	RBI Date	06/12/2017-11:59:11	Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No Not Available
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Sameer Anand

[Signature]

करल-४		
१२४६८	३	४०
२०१७		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai, this 6th day of December 2017 BETWEEN **QLITE ELECTRONICS CONTROLS PVT. LTD.** a Pvt. Ltd. Company, incorporated under the Companies Act 1956, having its address at Office No.539-540, Tower B3, Spaze 1 Tech Park, Sohna Road, Gurgaon-122001, through its Director / Authorised Signatory **MR SAMEER AGARWAL** aged about 45 years, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its Director/Authorized Signatory for the time being and its successor/s and assign/s) of the ONE PART and **CVS BIOTECH PRIVATE LIMITED** a Pvt. Ltd. Company, incorporated under the Companies Act 1956, having its address at Shop No.14, Block No.A-4, DDA Triveni Market, Pashchim Vihar, New Delhi-63, through one of its Directors **MR AMAN GUPTA** aged about 37 years, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its Director for the time being and its successor/s and assign/s) of the OTHER PART.

WHEREAS:

(i) By virtue of an Agreement for Sale of Office Premises dated 15th September, 2017 made between **KANAKIA SPACES REALTY PRIVATE LIMITED** (formerly known as **CENTAUR MERCANTILE PVT. LTD.**) referred therein as the "**PROMOTER**" of the One Part, and Vendor herein **QLITE ELECTRONICS CONTROLS PVT. LTD.** referred therein as the "**PURCHASER**" of the Other Part, the

Sameer Agarwal

CVS

Promoter agreed to sell and the Purchaser agreed to purchase a Unit No.A-007 admeasuring approximately 1,027 Sq. Ft. Carpet Area (i.e. 95.41 Sq. meters) alongwith one individual car Parking Space on the Basement Floor in the complex known as **BOOMERANG** situated at Chandivali Farm Road, Powai, Mumbai-400072, Village Saki, Andheri (East), Taluka Kurla, District Mumbai Suburban City, bearing C.T.S. Nos.4, 4/1 to 4/76, 17, 33, 34,36, 14A (part) and 14D and renumbered collectively new C.T.S. No.4A and 4B, more particularly described in the Schedule hereunder written at or for the price and on the terms and conditions therein contained together with permanent and absolute right of use and occupation of the said Unit and Parking Space. Hereinafter for the brevity's sake the said Unit alongwith car parking space shall be jointly referred to as the "Said Premises". The said Agreement for Sale of Office Premises is registered in the Office of the Joint Sub-Registrar of Assurance, Kurla-1, (Class-2) vide Sr.No.KRL1-9061-2017 on 15/09/2017.

9286	6	80
2019		

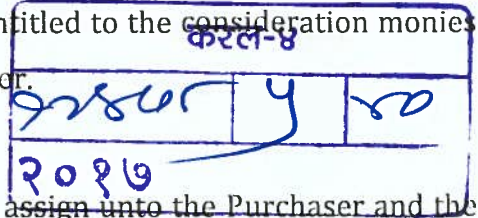
(ii) The Vendor is a Pvt. Ltd. Co., registered under the Companies Act 1956. As per the Resolution passed in the Meeting of the Board of Directors held on 4th December 2017 it has authorized Director/ Authorized Signatory of the company MR SAMEER AGARWAL to sell the said premises for the consideration and conditions contemplated herein to the Purchaser herein. It has also authorized MR SAMEER AGARWAL to execute Agreement for Sale, Power of Attorney, Indemnity Bond, Affidavit, etc. as also to sign necessary papers, forms, documents, required for transferring the said premises in the Purchaser's name. In pursuance of the said resolution, the Vendor herein have represented to the Purchaser and assures to the Purchaser that Vendor is entitled to sell and transfer the said premises without any obstacle or impediment in the Law or otherwise whatsoever nature and it is entitled to the consideration monies of the sale of the said Premises from the Purchaser.

(iii) The Purchaser is also a Pvt. Ltd. Co., registered under the Companies Act 1956. As per the Resolution passed in the Meeting of the Board of Directors held on 25th November 2017 it has authorized one of its Director **MR AMAN GUPTA** to sell the

Sameer Agarwal

aman gupta

said premises for the consideration and conditions contemplated herein to the Purchaser herein. It has also authorized **MR AMAN GUPTA** to execute Agreement for Sale, Power of Attorney, Indemnity Bond, Affidavit, etc. as also to sign necessary papers, forms, documents, required for transferring the said premises in the Purchaser's name. In pursuance of the said resolution, the Vendor herein have represented to the Purchaser and assures to the Purchaser that Vendor is entitled to sell and transfer the said premises without any obstacle or impediment in the Law or otherwise whatsoever nature and it is entitled to the consideration monies of the sale of the said Premises from the Purchaser.



(iv) The Vendor has agreed to sell, transfer and assign unto the Purchaser and the Purchaser has agreed to purchase from the Vendor all that the rights, titles and interest of the Vendor under and by virtue of the Agreement for Sale of Office Premises dated 15th September, 2017.

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

1. The recital contained herein shall form integral part of this Agreement as if the same are set out and incorporated herein.
2. The said Agreement for Sale of Office Premises dated 15th September, 2017 is still valid and subsisting and in no way terminated and/or cancelled.
3. The Vendor hereby states and declares as under:-
 - (a) The Vendor is the owner of the said premises.



Sameer Agrawal

Amman Gupta

(b) The Vendor has not entered into any agreement for sale, disposal or letting out of the said premises with any other person and that it is seized and possessed of the same.

(c) The Vendor has good right, full power and absolute authority to deal with and dispose off the said premises and no one else.

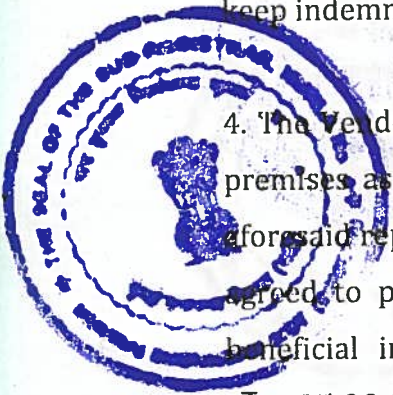
(d) The said premises is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or financial institution.

(e) The Vendor has paid full consideration for the said premises and no part of consideration amount has remained unpaid or outstanding.

92807	5	80
2026		

(f) The said premises is not affected by any lis pendens or insolvency proceedings or any prohibitory orders from any court, Income Tax Department or any person or persons, buyer/s of the same flat who has subsequently cancelled/surrendered the same to the Promoter, restricting the transfer of the said premises.

(g) If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said premises and thereby or otherwise the Purchaser is put to any loss, expenses or prejudice, otherwise the Vendor shall indemnify and keep indemnified and harmless the Purchaser against all such loss and expenses.



4. The Vendor has agreed to sell, transfer and assign unto the Purchaser the said premises as also the rights and interest therein and declarations made by the aforesaid representations and declarations made by the Vendor, the Purchaser has agreed to purchase from the Vendor its right, title and interest, including the beneficial interest in the said premises at or for the total consideration of ₹ 1,05,00,000/- (Rupees One Crore Five Lakhs Only) to be paid by the Purchaser to the Vendor in the following manner that is to say:

Sameer Agarwal

[Signature]

(a) ₹ 76,50,000/- (Rupees Seventy Six Lakhs Fifty Thousand Only) has been paid by the Purchaser to the Vendor on or before the execution hereof (the payment and receipt whereof the Vendor doth hereby admit and acknowledge).

(b) ₹ 1,05,000/- (Rupees One Lakh Five Thousand Only) shall be deducted as Income Tax (TDS) as per the provisions of Section 194-IA of the Income Tax Act, 1961 being 1% of the total consideration of ₹ 1,05,00,000/- by the Purchaser and pay to the appropriate authority.

92805	4	50
2020		

(c) ₹ 27,45,000/- (Rupees Twenty Seven Lakh forty Five Thousand Only) shall be paid by the Purchaser to the Vendor within 7 days from the date of registration of this Agreement for Sale.

(d) The quiet, vacant and peaceful possession of the said premises will be handed over by the Vendor to the Purchaser upon receipt of full and final payment.

5. The Purchaser undertake to pay sum of ₹ 1,05,000/- being the Income Tax deducted at source as mentioned in clause no.4(b) hereinabove to the Credit of Central Government within the prescribed time and will handover TDS Certificate to the Vendor before the due dates as per provisions of the Income Tax Act, 1961.

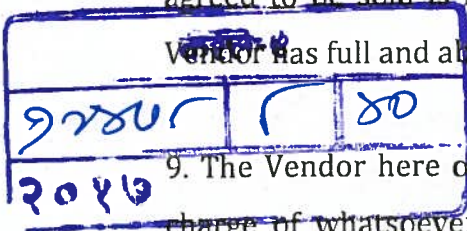
6. Upon receipt of full and final payment the Vendor shall deliver to the Purchaser original Agreement for Sale of Office Premises dated 15th September, 2017 and all relevant original documents, pertaining to the said premises. It will also handover a copy of the last society maintenance bill, electricity bill, etc.

7. The Vendor hereby covenant and declare that the consideration referred in Clause No.4, includes the amount paid by Vendor herein to the Promoter, towards Legal expenses, expenses for formation of the society, share money, entrance fees,

Sameer Agrawal

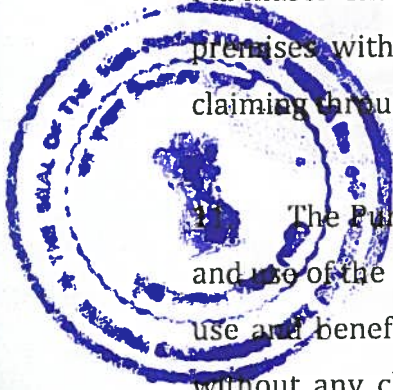
installation of electric meter, electric connection, water meter, water connection charges, MCGM charges, legal charges, electric connection, water connection, Development charges, Advance Maintenance charges, Corpus fund, infrastructure charges etc. referred in Agreement for Sale of Office Premises dated 15th September, 2017, clause no.14 of Page No.10. The Purchaser will be entitled to transfer transferable amount out of the aforesaid amount and deposits in her name on the records of the Promoter /Society. The Vendor will co-operate to get the transferable amount transferred on the records of the Promoter/Society upon execution of this Agreement for Sale. The Vendor will not demand from the Purchaser towards reimbursement of the said payment.

8. The Vendor doth hereby covenant with the Purchaser that the said premises agreed to be sold is free from encumbrances of any nature whatsoever and the Vendor has full and absolute power to transfer the said premises to the Purchaser.



9. The Vendor here onwards shall have no right, title, interest, claim, demand or charge of whatsoever nature on the payments and contributions made by the Vendor to its predecessor-in-title and to the said Promoter for the said premises. The Vendor shall do the needful in all respect to secure the title of the said premises to the Purchaser and shall always keep the Purchaser indemnified from any liabilities and or claims of the said premises.

10. The Vendor doth hereby further covenant with the Purchaser that the Purchaser shall henceforth quietly and peacefully possess and occupy the said premises without any let, hindrance, denial, demand, interruption or equitably claiming through under or in trust for the Vendor.



The Purchaser shall be entitled to have and hold the possession, occupation and use of the said premises, and the Purchaser shall hold the same upto and to the use and benefit of the Purchaser, for it, its heirs, successors and assigns forever without any claim, right, interest, demand, lien of the Vendor or any person or

Sameer Agarwal

[Signature]

persons claiming through or under them or in trust for their subject to payment by the Purchaser of all taxes, assessments, charges, duties, calls made by the Promoter /Adhoc Committee Flat Owners proposed Society and thereafter to Society when formed Government, revenue or local authority hereafter in respect of the said premises.

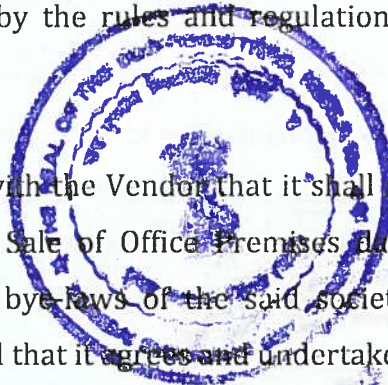
12. It is expressly agreed by and between the parties hereto that the Vendor will bring No Objection Certificate of the Promoter for the transfer of the said premises from the name of the Vendor to the Purchaser and will hand over copy of the same to the Purchaser before registration of this Agreement for Sale.

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१२५५८	२	४०

13. Upon receipt of full and final payment the Vendor will issue request letter to the Promoter for transfer of the said premises in the name of the Purchaser on the records of the Promoter.

14. The Purchaser doth hereby covenant with the Vendor that save and except as aforesaid the Purchaser shall also become the members of the Co-operative Housing Society or any other incorporated body to be formed by all flat owners of the said building " BOOMERANG" and shall also become the members of the Co-operative Housing Society or any other incorporated body to be formed by all flat owners of the said building and also abide by the rules and regulations of the society to be formed.

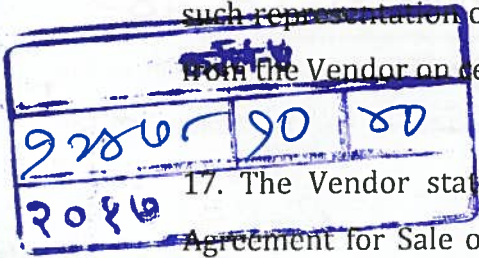
15. The Purchaser doth hereby covenant with the Vendor that it shall abide by the terms and conditions of Agreement for Sale of Office Premises Dated 15th September, 2017 and rules regulations and bye-laws of the said society when formed after admission as member thereof and that it agrees and undertakes to pay and discharge all calls, demands, contributions and dues which the said society, Promoter and/or society as the case may hereafter made in respect of the said society on and after the date of possession.



Sameer Agarwal

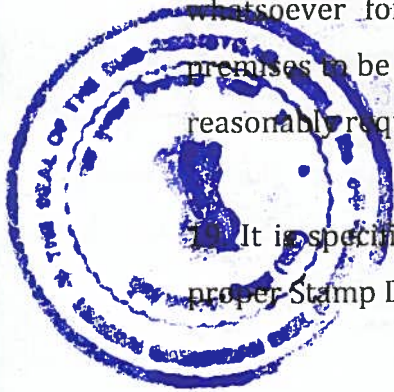
[Signature]

16. The Vendors also represent that since they are an investor in respect of the said premises hereunder offered to be sold and that they have paid an amount of ₹ 12,13,000/- (Rupees Twelve Lakhs Thirteen Thousand Only) towards Stamp duty on the Agreement for Sale of Office Premises dated 15th September, 2017 referred above and registered with the Office of the Joint Sub-Registrar of Assurance, Kurla-1, (Class-2) under Document No KRL1-9061-2017 Date: 15/09/2017 and the sale being within the period mentioned under section 5 g(a)(ii) of Bombay Stamp Act 1958, the Purchaser is entitled to the benefit to set off the Stamp Duty under section 5 g (a)(ii) of the Bombay Stamp Act 1958 on this Agreement for Sale entered into between the Vendor and the Purchaser and on such representation of the Vendor, the Purchaser have agreed to acquire the same with the Vendor on certain terms and conditions agreed between themselves.



17. The Vendor state and declare that it has paid proper stamp duty on the Agreement for Sale of Office Premises dated 15th September, 2017 and have also paid Service Tax, Vat Tax, GST, and all other taxes applicable and payable to the Promoter for the said premises. It undertakes to pay all such taxes if any payable at future date. The Purchaser shall pay municipal taxes, maintenance charges etc. hereafter in respect of the said premises to the Promoter/Ad Hoc Committee, Office/Unit Owners proposed Society and thereafter to Society when formed.

18. The Vendor hereby further covenant with the Purchaser that the Vendor shall from time to time and at all times whenever called upon by the Purchaser or its Advocates or Attorneys do and execute all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the Purchaser in the premises to be hereby sold unto and to the use of the Purchaser as shall or may be reasonably required but at the cost of the Purchaser.



19. It is specifically agreed between both the parties that the Purchaser will pay proper Stamp Duty, Registration charges, etc. payable on this Agreement for Sale.

Suman Agrawal

[Signature]

20. Save and except as aforesaid all the terms and conditions of the said Agreement for Sale of Office Premises dated 15th September, 2017 shall be binding on the Purchaser as if all the terms and conditions were bodily incorporated in this Agreement for Sale.

21. The Purchaser shall be bound by all the terms and conditions contained in the original Agreement for Sale of Office Premises dated 15th September, 2017 with Vendor and the Promoter.

22. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act 1963 (Regulation of the Promotion, Construction, Sale, Management and Transfer) Rules 1964.

SCHEDULE

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२०१७		

Sameer Ajwani
Store
Colt
A Unit No.A-007 admeasuring approximately 1,027 Sq. Ft. Carpet Area (i.e. 95.41 Sq. meters) alongwith one individual car Parking Space on the Basement Floor in the complex known as **BOOMERANG** situated at Chandivali Farm Road, Powai, ~~Mumbai 400072~~, Village Saki, Andheri (East), Taluka Kurla, bearing C.T.S. Nos.4, 4/1 to 4/76, 17, 33, 34,36, 14A (part) and 14D and renumbered collectively new C.T.S. No.4A and 4B District Mumbai Suburban Registration District and Sub District of Mumbai City.

Sameer Ajwani
Colt

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands to this writing the day and year first hereinabove written:-



Sameer Ajwani

[Signature]

SIGNED, SEAL AND DELIVERED)

By the within named "VENDOR"
QLITE ELECTRONICS CONTROLS
PVT. LTD.

PAN: AAACQ2636D

Through its Director / Authorised Signatory)

MR SAMEER AGARWAL

PAN: AKZPA6337M



(Left Hand Thumb Impression)

कॉल-४	
92805	9280
२०१७	

Sameer Agarwal

Full Signature

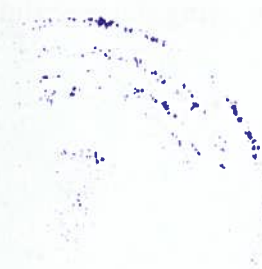
WITNESS:

Santosh

1. Mr. Santoshkumar Dwivedi
BU-74, 3rd Floor, Pitampura,
North West Delhi, Delhi-110034

Akash Gupta

2. Mrs. Akash Gupta
802 Gali, Gopalji, Bah, Agra,
Uttar Pradesh-283104.



SIGNED, SEAL AND DELIVERED
By the within named "PURCHASER"
CVS BIOTECH PRIVATE LIMITED
PAN:AACCC7877Q
THROUGH ITS DIRECTOR NO.1
MR AMAN GUPTA
PAN: AKHPG7945B



(Left Hand Thumb Impression)

करल-४		
१०४७८	१३	४०
२०१७		

Aman Gupta
Full Signature

WITNESS:

Santosh

1. Mr. Santoshkumar Dwivedi
BU-74, 3rd Floor, Pitampura,
North West Delhi, Delhi-110034

Akash Gupta

2. Mrs. Akash Gupta
802 Gali, Gopalji, Bah, Agra,
Uttar Pradesh-283104.

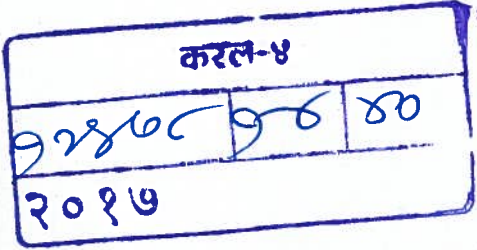


RECEIPT

Received from the Purchasers **CVS BIOTECH PRIVATE LIMITED** a sum of ₹ 76,50,000/- (Rupees Seventy Six Lakhs Only) details of which is given hereunder, being part consideration, out of the total consideration of ₹ 1,05,00,000/- payable by it to us as referred hereinabove.

Sr. No.	Date	RTGS - UTR No.	Bank Name & Branch	Amt. ₹
1	08/09/17	BKIDR52017090800664970	Bank of India	13,00,000/-
2	08/09/17	BKIDR52017090800661929	Peeragarhi	2,00,000/-
3	07/10/17	BKIDR52017100700209674	Delhi	7,00,000/-
4	24/11/17	BKIDR52017112400412017		20,00,000/-
5	01/11/17	BKIDR52017120100910516		20,00,000/-
6	05/12/17	BKIDR52017120500318354		14,50,000/-
				----- 76,50,000/- -----

We Say Received
For QLITE ELECTRONICS CONTROLS PVT. LTD.



Sameer Agarwal

(MR SAMEER AGARWAL)
DIRECTOR/AUTHORIZED SIGNATORY
VENDOR

WITNESS:

Santosh

1. Mr. Santoshkumar Dwivedi
BU-74, 3rd Floor, Pitampura,
North West Delhi, Delhi-110034

Akash Gupta

2. Mrs. Akash Gupta
802 Gali, Gopalji, Bah, Agra,
Uttar Pradesh-283104.



Friday, September 15, 2017
6:30 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11598 दिनांक: 15/09/2017

गावाचे नाव: साकी

दस्तऐवजाचा अनुक्रमांक: करल1-9061-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: क्युलाईट इलेक्ट्रॉनिक्स कंट्रोल प्राईवेट लीमीटेड चे संचालक समीर अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2760.00

पृष्ठांची संख्या: 138

DELIVERED

एकूण:

रु. 32760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अदाजे
6:40 PM ह्या वेळेस मिळेल.

मूळ दस्त व थंबनेल प्रिंट मिळाली

ड. निबंधक कुर्ला 1

बाजार मूल्य: रु.24259000 /-

मोबदला रु.10122500/-

भरलेले मुद्रांक शुल्क : रु. 1213000/-

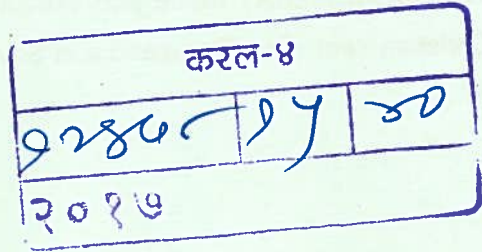
सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005335033201718M दिनांक: 15/09/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2760/-



करल - १		
२०१७	५	१९८
२०१७		



करल-४		
१२४७८	१६	४०
२०१७		

AGREEMENT FOR SALE OF OFFICE PREMISES

Sinner Against

THIS AGREEMENT made and executed at Mumbai on this 15th day of Sept. in the Christian Year, Two Thousand and Seventeen;

BETWEEN

KANAKIA SPACES REALTY PRIVATE LIMITED (FORMERLY KNOWN AS CENTAUR MERCANTILE PRIVATE LIMITED),, a company registered under the Companies Act, 1956, and having its Registered Office address at "215 ATRIUM", 10th Floor, Next to Courtyard Marriot, Andheri Kurla Road, Andheri (East), Mumbai - 400093, hereinafter referred as "THE PROMOTER" (which expression shall unless it be repugnant to the context and meaning thereof shall mean and include its successors-in-title and permitted assigns) of the ONE PART;



AND

QLITE ELECTRONICS CONTROLS PVT. LTD., Indian Inhabitants both having their address at Office 539-540, Tower B3, Spaze I Tech Park, Sohna Road, Gurgaon - 122001, hereinafter collectively 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, legal representatives, executors administrators and permitted assigns) of the SECOND PART.

AH

Sinner Against
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THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of "the said Property")

करल - १		
२०६१	२३	३८
२३, ३४, ३६, १४		

All that piece and parcel of land bearing CTS Nos. 4, 4/1 to 4/76, 17, 33, 34, 36, 14A (part) and 14D and renumbered collectively as new CTS No. 4A and CTS No. 4B admeasures 32,831 square metres together with building and structures standing thereon situated at Village Saki Naka, Andheri (East), Taluka Kurla, District Mumbai Suburban, bounded in the manner following i.e on:

- The North : by Chandivali Plaza;
- The South : by Narayan Plaza;
- The East : by Oberoi Garden;
- The West : by Narayan Plaza.



THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of "the said Property to be Developed")

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All that piece and parcel of land bearing CTS No. 4, 4/1 to 4/76, 17, 33, 34, 36, 14A (part) and 14D and renumbered collectively as new C.T.S. No. 4A admeasuring 31,748.90 square meters, situated at Village Saki Naka, Andheri (East), Taluka Kurla, District Mumbai Suburban, sq. mtrs bounded in the manner following i.e. on :

- The North : by Chandivali Road;
- The South : by Narayan Plaza;
- The East : by Oberoi Garden;
- The West : by Narayan Plaza;

करल-४		
१२४५८	१५	२०
२०१७		

THE FOURTH SCHEDULE ABOVE REFERRED TO:
"PART - A"

Particulars of said Premises: Store Unit No. A-007, admeasuring approximately 1,027 sq. ft. of carpet area (i.e. admeasuring about 95.41 square meters) on the Basement Floor in the Complex known as, "BOOMERANG", situated at Village: Saki Naka, Andheri (East), Taluka: Kurla, District: Mumbai Suburban and more particularly described in the First Schedule for a total consideration of Rs.1,01,22,500/- (Rupees One Crore One Lakh(s) Twenty Two Thousand Five Hundred Only) along with the exclusive use of 1(One) Individual Car Park in the Basement.



Handwritten signatures and initials, including 'AH' and 'A-1'.

11

SIGNED AND DELIVERED)

by the within named "PROMOTER")

KANAKIA SPACES REALTY PVT. LTD.)

(FORMERLY KNOWN AS CENTAUR)

MERCANTILE PVT. LTD.)

For Kanakia Spaces Realty Pvt. Ltd.

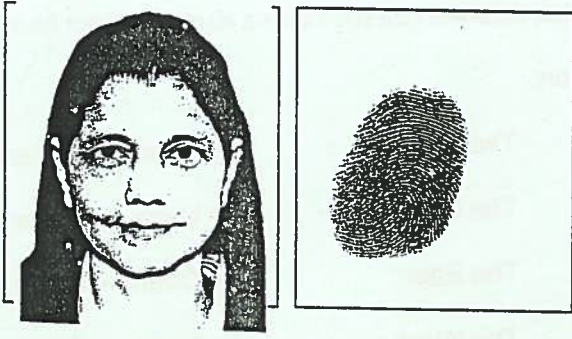
Asha H. Shah
Director

by the hand of one of its Director/Authorised Signatory

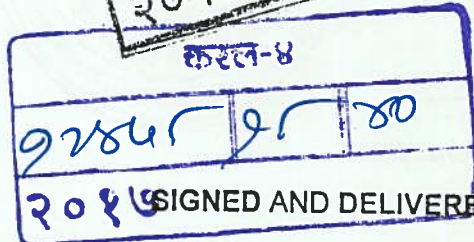
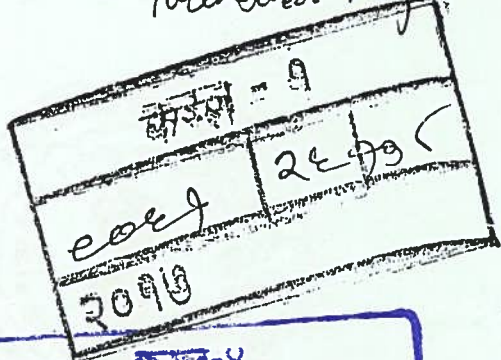
MRS. ASHA SHAH)

in the presence of)

- 1. *Olif*
- 2. *Paarthivrat. Khujria*



ASHA SHAH
Photograph/ Left Thumb Impression



SIGNED AND DELIVERED)

by the within named "PURCHASER")

QLITE ELECTRONICS CONTROLS PVT. LTD.)

Through its Director / Authorised Signatory)

MR. SAMEER AGARWAL)

by the Board Resolution dated 16th June 2017)

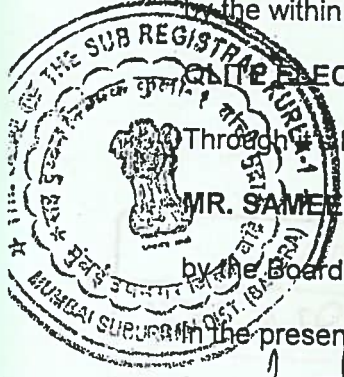
in the presence of)

- 1. *Aradh*
- 2. *Paarthivrat. Khujria*



QLITE ELECTRONICS CONTROLS PVT. LTD.
Through it's Director / Authorised Signatory
MR. SAMEER AGARWAL

Photograph/ Left Thumb Impression



N

शुक्रवार, 15 सप्टेंबर 2017

शुक्रवार, 15 सप्टेंबर 2017

करल - 1

करल 1

दस्त क्रमांक: 9061/2017

दस्त क्रमांक: 9061/2017

वाजार मूल्य रु. 1,01,22,500/-

भरलेले मुद्रांक शुल्क रु. 1,01,22,500/-

करल - 9

२०९९ १३४ १३८

२०१७

दु. निबंध कुर्ला 1

पावती: 11598

पावती दिनांक: 15/09/2017

अ. क्र. 9061 का दि. 15-09-2017

मादरकरणाचे नाव: क्युलाईट इलेक्ट्रॉनिक्स कंट्रोल प्राईवेट लीमिटेड चे मंचालक समीर अग्रवाल

गोळी 8:17 मध्ये वा. उतरविलेला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2760.00

पृष्ठांची संख्या: 138

Sameer Agawal

दस्त हजर करणाऱ्याची सही:

एकूण: 32760.00

दु. निबंधक कुर्ला 1



दु. निबंधक कुर्ला 1

दस्ताचा प्रकार/ करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा उपलगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 15/09/2017 06:17:17 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 15/09/2017 06:20:25 PM ची वेळ: (फी)

करल-8

१२४५८ १२४०

२०१७



15/09/2017 5:03:55 PM

क्रमांक: 9061/2017

दस्तावेजाचा प्रकार

करल - १	
२०१७	१०९१३८
२०१७	पक्षकाराचा प्रकार

अनु क्र. 1 नाव: प्रो. अशोक केशव शिंदे लिहून देणार
 वय :- 43
 स्वाधारी :-
 पत्ता: अशोक नगर, एट्रियम, कोर्टयाड
महाराष्ट्र, मुंबई, दिवाडनवाडवड हाई स्कूल च्या
मनोर अडली कुर्ला रोड अंधरी पूर्व मुंबई,
 MAHARASHTRA, MUMBAI,
 Non-Government.
 पत्र नंबर: AACCC4199F

लिहून देणार
वय :- 43
स्वाधारी :-

छायाचित्र

अंगठ्याचा ठसा



अनु क्र. 2 नाव: क्युलाईट इलेक्ट्रॉनिक्स कंट्रोल-शार्पेट लीमिटेड लिहून घेणार
 मंचालक समीर अग्रवाल वय :- 45
 पत्ता: ऑफिस नं. 539-540, टावर वी-3, स्पॅज आई टेक स्वाधारी :-
पार्क गुडगांव, मोहना रोड, गुडगांव, HARYANA,
 GURGAON, Non-Government.
 पत्र नंबर: AAAGC2636D

लिहून घेणार
वय :- 45
स्वाधारी :-



करल १
 १२/०९/२० २०
 २०१७
 शिक्का क्र. 3 ची वेळ: 15/09/2017 06:12:16 PM

आळख:- खालील इसम असं निवेदीत करतात की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

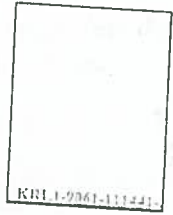
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: जयचंदन एन के
 वय: 40
 पत्ता: मिना इन्डिया रोड, नाना किळीकोड केराळा
 पिन कोड: 673524

स्वाधारी

छायाचित्र

अंगठ्याचा ठसा



2 नाव: पार्यमा प्रथम खजुरिया
 वय: 37
 पत्ता: 413 त्रिकुट नगर जम्मू, त्रिकुट नगर जम्मू, त्रिकुट नगर जम्मू
 पिन कोड: 180000

स्वाधारी



Pachawat. Kijwa

शिक्का क्र. 4 ची वेळ: 15/09/2017 06:23:03 PM
 शिक्का क्र. 5 ची वेळ: 15/09/2017 06:23:53 PM नोंदणी पुस्तक 1 मध्ये
 दु. निबंधक कुर्ला 1

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण १३ पाने आहेत.
 करल - १ / १०९१ / २०१७
 पुस्तक क्रमांक १ क्रमांकावर
 नोंदला
 दिनांक : १५/०९/१७

EPayment Details

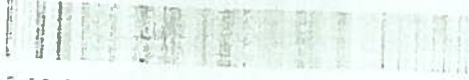


sr. Epayment Number
 1 MH0054343942017185
 2 MH0053350332017185

Replacement Number
 0003038044201718
 0003038040201718

सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर विस्तार

Index-2



15/09/2017

नूची क्र.2

दुधन विभाग, सह. दु.नि. कुर्ला 1

दस्तावेज क्र. 9081/2017

नो.प्रा.

Regn:63m

साचाचे नाव : 1) साकी

- (1) विनायकाचे नाव
- (2) मॉबदला
- (3) वाजारभाव(भांडपट्टयाच्या वाचनितपट्टयाकार आकारणी देतो की पट्टदार ते तसुद करावे)
- (4) भू-मापन,पोटहिल्ला व अमल्यास (अमल्यास)

करल-४

१२४५ २९ ४०

२०१७

- (5) अक्षरफळ
- (6) आकारणी किंवा जुडी देण्यात असलेले वेव्हा.

- (7) दस्तावेज करत घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.

- (8) दस्तावेज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता

- (9) दस्तावेज करत दिव्याचा दिनांक

- (10)दस्त नोंदणी केल्याचा दिनांक

- (11)अनुक्रमांक,खंड व नुद

- (12)वाजारभावाप्रमाणे मुद्राक शुल्क

- (13)वाजारभावाप्रमाणे नोंदणी शुल्क

- (14)शेरा

साचाचे नाव नूची क्र.2, उत्तर वर्णन, मदनिका नं. स्टॉक युनिट नं. 1-007, माळा नं. 1, दुधन विभाग, सह. दु.नि. कुर्ला 1, महाराष्ट्र शासन, मुंबई, प्लॉक नं. वृधरा, रोड नं. चांदिवली कले रोड, इतर प्रतिवादिचे नाव व पत्ता: कार्पिंग स्पेस सहित (C.T.S. Number : 4A AND 4B)

1014.53 को मीटर

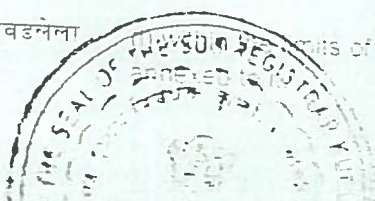
1) नाव:- (ओगो जॉनर्ली इकोपरिटेड नाव मॅट्रो एकाईटेड प्राईवट लीमिटेड) न्यायालया नोंदणी निलंबी प्राईवट लीमिटेडचे संचालिका आशा शंकर भाव याच्या मुख्यालय अक्षर फळ, मिह वय:-43; पत्ता:-ऑफिस नं. 11, 10 वा मजला, एट्रियम, कोर्टा, मॉडर्न हॉटेलाच्या पुढे, डिवाइजनाइल्ड हाई स्कूल च्या समोर, अक्षरी, मुंबई अक्षरी पत्ता नुद, क्रा.आ.काळा ईडक, MAHARASHTRA, India, Non-Government, पिन कोड:- 400093 पॅन नं:-AACCC4199F

1) नाव:-क्युनार्टेड इलेक्ट्रोनिक्स वंट्रोल प्राईवट लीमिटेड, न्यायालया नोंदणी अक्षरवाल वय:- 45, पत्ता:-ऑफिस नं.539-540, - हावर वी-3, मॉड आर डेव्हलपिंग गुडगाव, मोहना रोड, गुडगाव, HARYANA, GURGAON, Non-Government, पिन कोड:- 122001 पॅन नं:-AAA-DQ2636D



मुख्यावनामाठी विचारात घेतलेला नपशीत:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-



of any Municipal Corporation or any Cantonment area

खरो प्रत

ANNEXURE "A-1"

S. No. Page
 above
 additions
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 5/2008,
 additional
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 W.W.)
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Gen-135 - 2-000 - (2)

18 MAY 2008

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CP/ 4059 /BPES/AL
 COMMENCEMENT CERTIFICATE

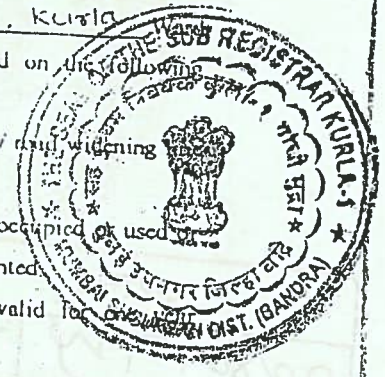
करल - 9		
20 OCT 2007	39	93C
2009		

To,
 Shri R. B. Karakia
 CA to Divda

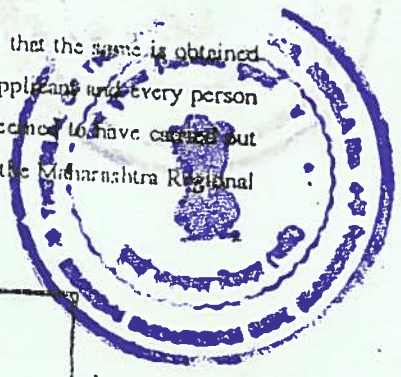
Sir,

With reference to your application No. 2124 dt. 01/12/2005 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 2 on plot No. --- C.T.S.No. 4, 4/1 to 76, 16, 17, 33, 34 & 36 'Diva' Village / Town Planning Scheme No. --- situated at Road / Street Chandivoli, Kurla --- the Commencement Certificate / Building permit is granted on the following conditions -

- 1) The land vacated on consequence of the endorsement of the set back line / road widening shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used until permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



करल - 9
 2009



True Copy
 For Daisaria Associates
 Architects

46

Gen. 135

- 2 -

71 The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V.D. Ingavale Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 18 MAY 2008

करल-४
२०९१
२०१७

C.C. upto the basement top.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

[Signature]
20/05/2008

Executive Engineer [Building Proposal]
Eastern Subs
EGR



CE/4059/SPESIAL 17 MAY 2008
C.C. upto basement top as per approved amended plans dated 9-5-2008

करल-४

१२४०८ २४ ४०

२०१७

CE/4059/SPESIAL 20 JUN 2008

[Signature]
14/5/2008
Executive Engineer Building Proposal
(Eastern Suburbs.)

Full CC for the partlay marked A, B, C, D on accompanying plan as per approved amended plans dated 09/05/2008



[Signature]
20/6/2008
Executive Engineer Building Proposal
(Eastern Suburbs.)

This C.C. Approval is issued subject to final orders of court in PIL No. 37 of 2003 and writ petition of 1351 of 2004

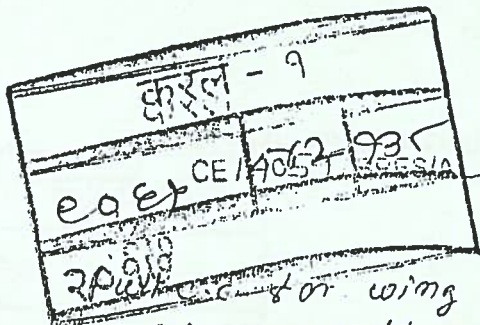
CE/4059/SPESIAL 17 OCT 2008

7

Signature
7/10/2008
Executive Engineer Building Propos
(Eastern Suburbs.)

CE/4059/BPESIAL - 6 AUG 2009

C.C. up to top of the 7th floor except for the portion on 7th floor marked A B C D as per the approved amended plans dt. 5.6.09



18 SEP 2009

Signature
Executive Engineer Building Propos
(Eastern Suburbs.) - I

C.C. for wing A & B-1 except for the portion marked 'x' & 'y' on 7th floor and portion marked 'y' on 6th floor as shown on accompanying plan and C.C. up to top of Basement for wing 'B-2' as per approved plans dt. 31.8.2009

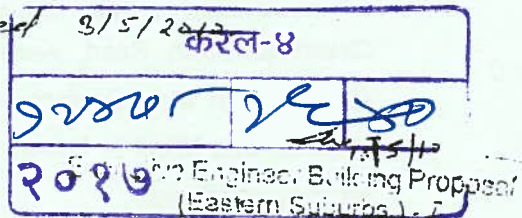
CE/4059/BPESIAL 10 MAY 2010

Signature
Executive Engineer Building Propos
(Eastern Suburbs.) - I



C.C. up to basement top of wing A & B 1 & C.C. up to basement top of wing approved plan dated 31/5/2010

20 MAY 2010



C.C. except 8th floor of wing B-2 as per approved plans dt. 2.5.2010

CE/4059/BPESIAL 17

C.C. up to Basement (off for plot 7 B & H up Amenity wing, further C.C. for 6th & 7th floor of wing B-2 as per approved amended plans dt. 10/10/2013.



Signature
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

ANNEXURE "B"

his hairs,
nder him.
Executive
said Act.

BRIHANMUMBAI MAHANAGARPALIKA
No. CE/40591BPE3/AL

26 AUG 2010 करल - 9

2008	89	935
2099		

nbai

To,
Shri R.B. Kanakia C.A. to Owner,
M/s. Centaur Mercantile Pvt. Ltd.,
349, Business Point,
5th floor, W.E. Highway,
Andheri (E), Mumbai-400 069

Sub:- Part Occupation to the proposed Commercial Building No.2 i.e. occupation to Wing 'A' & 'B1' comprising of Lower level basement for parking + upper level basement (part parking & part storage) + Ground + 7 upper floors on plot bearing New CTS No.4A & 4B of village Saki at Chandivali Farm Road, Kuria (W).

करल-8

2284	21	80
2099		

Sir,

The part development work i.e. for the building comprising Wing 'A' & 'B1' Lower level basement for parking + upper level basement (part parking & part storage) + Ground + 7 upper floors for Wing 'A' & 'B1' on plot bearing New CTS No. 4A & 4B of village Saki at Chandivali Farm Road, Kuria (W), is completed under the supervision of Architect Shri M.V. Daisara, having Licence No. CA/82/7254 and Licensed Structural Engineer Shri NIKHIL B. Sanghvi, having Licence No. 1111111111 may be occupied on the following conditions.



1. That Certificate under Sec. 270-A of Mumbai Municipal Corporation Act shall be submitted within three months.
2. That the remaining I.O.D. & layout terms and conditions shall be complied with before asking for full occupation.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 205, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

[Signature]
Executive Engineer
(Building Proposals) E.S.-1



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मालमत्ता पत्रक

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३१०५

विभाग/मोजे -- साकी

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई



शासनाला दिलेल्या आकडेवारी नुसार
तपशील अर्जात त्याच्या फेरामध्ये

वर्ग क्रमांक पत्र नं. प्लॉट नंबर क्षेत्र धारणाधिकार
मालक चा.मा.

४३

[[१६१२.५]]
३२१५.५

[C-1]
C

चा.सा.द.सा.रु.

[३०३६-५० मुदत १-८-६३ ते ३१-७-६८]
१५००१-६५ दि.१-८-७९ पासून

+३०११४.९ न.भू.क्र.४/१ते७६
.१७,३३,३४,३६,१४अ पे

३३३३०.४
-१०८३.०२ स्थाकडे वग

३२२४७.४
-४९८.५ न.भू.क्र.१४अ कडे
वग

३१७४८.९

मा.व.सा.ध.सा.रु.

सकक्या पुत्रा भागक वर [मेमसा - मधुसुदन लिमिटेड - न्यायालयीन निकालान्वये]

करल-४

पट्टा

१२४०१ २५ ४०
२०१७

दस्ता

दस्ता

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
३०/०३/१९७९	विनशेती आदेश मा.पं.डी.ड.क.क्र.५ अंधेरी याचे क्र. LND/८३५.०/ दि.२९/७/६८/३१-३-६९ अन्य विनशेतीकडे वग वि.श.सा.द.सा. रु.३०३६-५० मुदत १-८-६३ ते ३१-७-६८ यात सामील सौ.स.नं.४/१ते ८/७९ क्षेत्र ३३८१० चा.			मालक - ३०/०३/१९७९ न.भू.अ.पु.क्र.
११/०७/१९८३	म.आमि.रॉज ऑफ कंपनी महाराष्ट्र मु. याचेकडोले दि.२२-८-७८ चे सर्टिफिकेट	म.जी.नि.भू. अ तथा न.भू.अ.क्र. २ मु. यांचा आदेश क्र.प.मु.१/ साकन न.भू.क्र.४ दि.११-१-८३	(H) हिंदुस्थान ट्रांसमिशन प्रॉडक्ट्स लिमिटेड	मालक - ११/०७/१९८३ न.भू.अ.पु.क्र.
०६/०८/१९८५	मा.अपरा उर्जाजिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडोले आदेश क्र.ए.डी.सौ./एल.एन.डी.सौ.-८३५.०/दि. ३१-१२-८१ अन्वये क्षेत्र ३३८५५ चा.मा.चे क्षेत्र-आद्योगिक फारगाइतय वी.शे.कडे वग यात सामील न.भू.क्र. ४/१ ते ७६ गा.न.नं.२ यरून नोंद केली श.सा.श.र.रू. १५००१-६५			मालक - ०६/०८/१९८५ न.भू.अ.पु.क्र.
१६/०८/२००५	खरदीने संपूर्ण मिल्कन	द.रू.क्र. वदर-३ ४७० दि. १९-०१-०५	(धारक) मेसर्स सेंटॉर मर्कटाइल प्रा.लि.	मालक - १६/०८/२००५ न.भू.अ.पु.क्र.



मालमत्ता पत्रक

विभाग/मोजे -- साकी

तालुका/न. भू. मा. का. -- न. भू. अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

संख्या/प्रमाण
२०१७/१०१५

पत्र नंबर

पत्र नंबर

क्षेत्र
चौ.मी.

धारणाधिकार

आवासीय/व्यावसायिक/कारखाने/अन्य
तयार केलेल्या/अन्य/त्याच्या फेर तयार/त्याची निवृत्ती/अन्य

४३

दिनांक	व्यवहार	खंड क्रमांक	नवीन चारक (धा) पट्टेदार (प्र) किल्या भार (धा)	मादतकन
०७/०९/२००७	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./काया/२/कलम १३५/एस.आर.३२८ दि. १८/०७ तसेच मा. अधीक्षक भूमी अभिलेख मुंबई उपनगर यांचेकडील आदेश/प्रव.क्र./न.भू.अ. ३/न.भू.माकां न.भू.सं.४/१ते ७६/सं.पु/एस.आर. ३२८.दि.६/१०७ अन्वये १६९२.५ चौ.मी. क्षेत्र कमी करून ३२१५.५ चौ.मी. क्षेत्र राखिल केले.			पट्टेदार क्र. १०१५ सं. १०१५/२००७ न.भू.अ.कुर्ला
०७/०९/२००८	मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील क्र.सी./काया-२डी/पो.वि./एस.आर.के.७९७.दि.२२/१०६ व शुद्धीपत्रक क्र.सी./काया-२डी/एल.एन.डी./पो.वि./एस.आर.के.७९७.दि. २८/१०८ व इकडील आदेश क्र.न.भू.कुर्ला/माले साको/न.भू.क्र.४/०८.दि. ७/२/०८ अन्वये न.भू.क्र.४ मध्ये ४/१ ते ७६,३३,३४,३६,१४ अ व १४ ड क्षेत्र ३०१४.९ चौ.मी.सामील करून ३३३३०.४ चौ.मी. क्षेत्र कायम केले व ४ अ असा संज्ञ बदल केला. व नसर क्षेत्रातून २०८३ चौ.मी.वजा करून नवीन न.भू.क्र. ४ व चौ.मिळकत पत्रिका उघडली. निष्कळ क्षेत्र ३२२४७.४ चौ.मी.कायम केले. व न.भू.क्र.४ मध्ये करले ३३,३४,३६,१४ अ व १४ ड या सामील झालेले क्षेत्र			पट्टेदार क्र. ५४ सं. १०१५/२००८ न.भू.अ.कुर्ला
२०१७	मा.जिल्हाधिकारी मुंबई उप.यांचेकडील आदेश क्र.सी./काया-२डी/पो.वि./एस.आर.के.७९७.दि. २२/१०६ शुद्धीपत्रक क्र.सी./काया-२डी/एल.एन.डी./पो.वि./एस.आर.के.७९७.दि. २८/१०८ व इकडील मो.र.नं.८२ दि. १२/११/२००७ इकडील आदेश क्र.न.भू.कुर्ला/माले साको/न.भू.क्र.४/०८.दि. ७/२/०८ अन्वये न.भू.क्र.४ मध्ये ४ अ व १४ ड क्षेत्र सामील झालेले न.भू.क्र. ४ अ मध्ये दि. २१/८/१३ रोजी राखिल असलेली पट्टेदार से अंवालाल माराभाई इंटरप्रायझेस पॅक्की क्षेत्र १८९०.५८ चौ.मी.			पट्टेदार क्र. १०१५ सं. १०१५/२००८ न.भू.अ.कुर्ला
१२/१२/२००८	मा. जिल्हाधिकारी मुंबई,उपनगर जिल्हा यांचेकडील शुद्धीपत्रका/आदेश/क्र./सी./काया-२डी/पो.वि./एस.आर. ७९७ दि. ४/१२/२००८ तसेच इकडील/आदेश क्र. १४/२००८ साको. न.भू.क्र.४ अ, १४ अ/२००८ अन्वये न.भू.क्र.४ अ व एकूण क्षेत्र ३३३३०.४ चौ.मी. अंवालाल माराभाई (पट्टेदार) व ४९८५ चौ.मी. क्षेत्र न.भू.क्र.१४ अ मध्ये सामील झालेले क्षेत्र न.भू.क्र.४ अ व ३१७४८.९ चौ.मी. क्षेत्र कायम केले. व दि. ७/२/२००८ ची पट्टेदार अंवालाल माराभाई (१८९०.५८) चौ.मी. क्षेत्राची नोंद कमी करून न.भू.क्र.१४ अ व ४९८५ चौ.मी.पुर्ती राखिल केली.			पट्टेदार क्र. १०१५ सं. १२/१२/२००८ न.भू.अ.कुर्ला



१२/१२/२००८
 २०१७




न.भू.अ. कुर्ला
मुंबई उपनगर जिल्हा

क्षेत्री नक्कल -

क्रमांक १८३२
 वज्रदासचे नाव सुनील तावटकर
 मजुरी केल्याची तारीख १९६६/२०१२ पक्षीय शुल्क २
 नक्कल तयार तारीख २१/०६/२०१२ नक्कलेचे शुल्क १८०
 दिल्याची तारीख २१/०६/२०१२ नक्कलेचे अधिसार शुल्क
 खपार करणार संजयकु तपासणी शुल्क
 तपासणी करणार नक्कल शुल्क ४
 खरी नक्कल रक्कम १८४

व. घोल
 बरिष्ठ लिपीक
 वनर भूमापन अधिकारी कुर्ना



२१/०६/२०१२
 वनर भूमापन अधिकारी कुर्ना
 सिकिटाचे शुल्क
 एकुल रक्कम

करल-४		
१२४०५	३०	४०
२०१७		



मालमत्ता पत्रक

विभाग/मौजे -- साकी

तालुका/न. भू. मा. का. -- न. भू. अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा

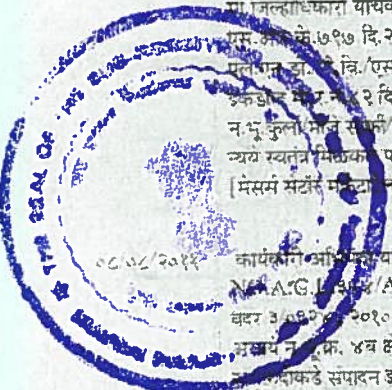
नगर भूकलन क्रमांक/ फा. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मां.	धारणाधिकार	शाब्दनामा दिलेल्या आय. पत्राचा क्रमांक/ तपशील अर्थात त्याच्या तपशील
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४४		१०८३.० चौ. मां.	[C] F		
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गृह/धारक	--
सवकाश मूल धारक	--
पट्टेदार	--
इतर धार	--
इतर धार	--

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कृत
०७/०२/२०१६	<p>मा. जिल्हाधिकारी यांचेकडील आदेश क्र. सा. का. यां-२३/०२/०६ दि. २२/०९/०६ शुध्दीपत्रक क्र. सा. का. यां-२३/०२/०६ दि. २२/०९/०६ एम. आर. के. ७९७ दि. २८/१/२००८ मालमत्ता आ. वि. एम. आर. के. ७९७ दि. २८/१/२००८ इकडील क्षेत्र नं. २ दि. १२/१२/०७ इकडील आदेश न. भू. कुर्ला/मौजे साकी/न. भू. क्र. ४/०८ दि. ७/२/२००८ आदेशाच्या अन्वये मालमत्ता पत्रिका उघडली [मसमं सर्टीफिकेटातून प्रा. लि. (अस्तावीत रस्ता)]</p> <p>कार्यकारी अधिकारी यांचेकडील ताबा पावती N.A.G.L. ३४४/A.E.M.L. दि. १९/०९/२००९ ख. व. नं. ३/०९/२०१० दि. २२/३/२०१० इंडेमिनीटी बॉन्ड नं. ४४ क्षेत्र २०८३.० चौ. मां. क्षेत्र नं. ४४ यापुढे संपादन झाल्याने मुंबई महानगर पालिकांचे नाव दाखल करून सत्ता प्रकार एफ दाखल केला.</p>	H	मुंबई महानगर पालिका	<p>क्र. रजि. क्र. २१/०७/०६ मसं - ०९/०२/२०१६ न. भू. अ. कुर्ला</p> <p>क्र. रजि. क्र. २१/०७/०६ मसं - ०९/०२/२०१६ न. भू. अ. कुर्ला</p>



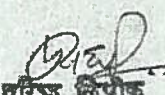
करल-११

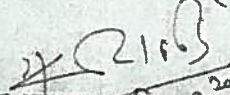
१२४७५	३९	४०
२०१७		

खरी नक्कल -

न. भू. अ. कुर्ला
मुंबई उपनगर जिल्हा

बज्र क्रमांक १८३९
 अतद्वाराच ताव सुनील तावठकर
 सर्व केल्याची त. १९६१/६१९२ पत्रक शुल्का ३
 नक्कल तप. त. २९/१६/२०१२ नकलेचे शुल्का ६०
 दिव्याची त. २९/१६/२०१२ फेचे अधिसार शुल्का
 तयार कर. २९/१६/२०१२ संपादनी शुल्का
 संपादनी क. २९/१६/२०१२ कागद शुल्का २
 खरी नक्कल एककम ६२


 वरिष्ठ लिपीक
 नगर भूमापन अधिकारी कुर्ला


 नगर भूमापन अधिकारी कुर्ला
 विक्रीचावे शुल्का
 एककम एककम।



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEER AGARWAL
RAM AVTAR AGARWAL

23/07/1972
Permanent Account Number
AKZPA6337M

Sameer Agarwal
Signature

भारत सरकार

04042006

Sameer Agarwal

करल-४	
१०४५७३२४०	
२०१७	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CVS BIOTECH PRIVATE LIMITED

16/02/2006
Permanent Account Number
AACCC7877Q

04042006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

OLITE ELECTRONICS CONTROLS
PRIVATE LIMITED

02/11/2011

Permanent Account Number
AAACR28360



करल-४

9280 33 80

२०१७



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AMAN GUPTA

VRAJENDRA NATH GUPTA

02/10/1980

Permanent Account Number
AKHPG7946B

Amn
Signature



Amn



भारत सरकार
GOVERNMENT OF INDIA



संतोष कुमार द्विवेदी
Santosh Kumar Dwivedi
जन्म तिथि / DOB: 15/10/1976
पुल्ल / MALE



4629 3392 8172

मेरा आधार, मेरी पहचान

करल-४

१२४०५ ३०४०

२०१७



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O महेंद्र नाथ द्विवेदी, बीयू-74 थर्ड
फ्लोर, पीतमपुरा, पीतमपुरा, उत्तर
पश्चिमी,
दिल्ली - 110034

Date: 08/07/2017

Address:
S/O Mahendra Nath Dwivedi,
BU-74 Third Floor, Pitampura,
Pitampura, North West Delhi,
Delhi - 110034



1547
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 005

Santosh





भारत सरकार
GOVERNMENT OF INDIA



आकाश गुप्ता
Akash Gupta
जन्म तिथि/ DOB: 14/10/1994
पुरुष / MALE



8882 6758 2459

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:
S/O सचिंद्र गुप्ता, ८०२ गली S/O Sachindra Gupta, 802 gali
गोपालजी, बाह, आगरा, gopalji, Bah, Agra,
उत्तर प्रदेश - 283104 Uttar Pradesh - 283104

करतः ४४		
92807	37	80
२०१७		

8882 6758 2459

Aadhaar-Aam Admi ka Adhikar

Akash Gupta





CHALLAN
MTR Form Number-6

GRN	MH007952164201718E	BARCODE			Date	06/12/2017-11:57:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	AACCC7877Q			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	CVS BIOTECH PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	UNIT NO A 007 BASEMENT FLOOR			
Year	2017-2018 One Time			Premises/Building	BOOMERANG ALONG WITH ONE CAR			
Account Head Details	Amount In Rs.		PARKING					
0030045501 Stamp Duty	1000.00		Road/Street	CHANDIVALI FARM ROAD POWAI VILLAGE SAKI				
0030063301 Registration Fee	30000.00		Area/Locality	KURLA WEST MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 7 2				
			Remarks (If Any)	PAN2=AAACQ2636F--SecondPartyName=QUILITE ELECTRONICS CONTROLS PVT LTD-				
			Amount In	Thirty One Thousand Rupees Only				
			Words	करल-४ १२४०८ ३६४० २०१७				
Total	31,000.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN		Ref. No.	69103332017120611365		145353523		
Cheque/DD No.	Bank Date		RBI Date	06/12/2017-11:59:11		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-12478	0004420517201718	06/12/2017-15:33:39	IGR200	1000.00

Sameer Anand

Colt

GRN : MH007952164201718E Amount : 31,000.00

Bank : IDBI BANK

Date : 06/12/2017-11:57:53

2	(IS)-391-12478	0004420517201718	06/12/2017-15:33:39	IGR200	30000.00
Total Defacement Amount					31,000.00

करल-४		
१२४६८	३६	४०
२०१७		



४-१५३०		
०४३९	१०४०	
१५३०		



Summary1 (GoshwaraBhag-1)



बुधवार, 06 डिसेंबर 2017 3:42 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 12478/2017

3180

दस्त क्रमांक: करल4 /12478/2017

बाजार मूल्य: रु. 1,86,92,097/- मोबदला: रु. 1,05,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,000/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:14073

पावती दिनांक: 06/12/2017

अ. क्र. 12478 वर दि.06-12-2017

सादरकरणाराचे नाव: सीवीएस बायोटेक प्राईवेट लीमीटेड चे
संचालक अमन गुसा

रोजी 3:25 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00

सह दु.निबंधक कुर्ली - 4

सह दु.निबंधक कुर्ली - 4

मुंबई उपनगर जिल्हा

दस्तावेज प्रसार: कार्यालयात

सह दु.निबंधक कुर्ली - 4

सह दु.निबंधक कुर्ली - 4

मुंबई उपनगर जिल्हा

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

शिक्षा क्रं. 1 06 / 12 / 2017 03 : 25 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 06 / 12 / 2017 03 : 26 : 58 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



06/12/2017 3 45:15 PM

दस्त गोषवारा भाग-2

करल4

दस्त क्रमांक:12478/2017

3/1/20

दस्त क्रमांक :करल4/12478/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सीवीएस बायोटेक प्राईवेट लीमीटेड चे संचालक अमन गुप्ता पत्ता:प्लॉट नं: शॉप नं.14, माळा नं: -, इमारतीचे नाव: ब्लॉक नं.ए-4, डीडीए त्रिवेणी मार्केट, ब्लॉक नं: न्यू दिल्ली, रोड नं: पश्चिम विहार, दिल्ली, WEST DELHI. पॅन नंबर:AACCC7877Q	लिहून देणार वय :-37 स्वाक्षरी:-		
2	नाव:क्युलार्ईट इलेक्ट्रॉनिक्स कंट्रोलस प्राईवेट लीमीटेड चे संचालक समीर अग्रवाल पत्ता:ऑफिस नं.539-540, टॉवर बी3, -, स्पेज आय टेक पार्क, गुरगाव, सोहना रोड, सोहना अट्टा, HARYANA, GURGAON, Non-Government. पॅन नंबर:AAACQ2636D	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:06 / 12 / 2017 03 : 28 : 33 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	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आकाश गुप्ता - - वय:23 पत्ता:802, गली गोपालजी, बाह, आग्रा, उत्तर प्रदेश पिन कोड:283104	स्वाक्षरी		
2	नाव:संतोष कुमार द्विवेदी - - वय:41 पत्ता:बीयू-74, पीतमपूरा, नॉर्थ वेस्ट दिल्ली पिन कोड:110034	स्वाक्षरी		

शिक्षा क्र.4 ची वेळ:06 / 12 / 2017 03 : 29 : 26 PM

शिक्षा क्र.5 ची वेळ:06 / 12 / 2017 03 : 30 : 17 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्मा - 4

सह दुय्यम निबंधक कुल EPayment Details.
मुंबई उपनगर जिल्हा



Summary-2(दस्त गोषवारा भाग - २)

करल-४		
१२४०८	४०	४०
२०१७		

sr. Epayment Number
1 MH007952164201718E

Defacement Number
0004420517201718

12478 /2017

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



करल-४
क्रमांक १०.६९ 12096 दिनांक 12/2017 पर्यंत देव
क्रमांक ११२३०००/११ इस्तामथ्य समायोजित करण्यात आला आहे

प्रमाणित करण्यात येते की मा दफ्तरामध्ये (४०)
एकूण ५१०३५ पत्रे आहेत
करल-४/ १२४०८ २०१७
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक ६/१२/२०१७

वि. एस. कोतवार
सह-कुस्यत्र निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा



08/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 12478/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) साकी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18692096.64
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: स्टोर युनिट नं. ए-007, माळा नं: बेसमेंट, इमारतीचे नाव: बूमरंग, ब्लॉक नं: अंधेरी पूर्व, रोड नं: चांदिवली फार्म रोड, इतर माहिती: दस्त क्र. करल-1/9061/2017 वर भरलेली मु.शु रक्कम रु. 1213000/- समायोजित करण्यात आली आहे. (सोबत एक कार पार्किंग स्पेस सहित) (C.T.S. Number : 4, 4/1 to 4/76, 17, 33, 34, 36, 14A(PART), 14D ;))
(5) क्षेत्रफळ	1) 114.53 चौ.मीटर
(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:-क्युलाईट इलेक्ट्रॉनिक्स कंट्रोल प्राईवेट लीमीटेड चे संचालक समीर अग्रवाल वय:-45; पत्ता:-ऑफिस नं.539-540, टॉवर बी3, -, स्पेज आय टेक पार्क, गुरगाव, सोहना रोड, सोहना अहा, HARYANA, GURGAON, Non-Government. पिन कोड:-122001 पॅन नं:- AAACQ2636D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सीवीएस बायोटेक प्राईवेट लीमीटेड चे संचालक अमन गुप्ता वय:-37; पत्ता:-प्लॉट नं: शॉप नं.14, माळा नं: -, इमारतीचे नाव: ब्लॉक नं.ए-4, डीडीए त्रिवेणी मार्केट, ब्लॉक नं: न्यू दिल्ली, रोड नं: पश्चिम विहार, दिल्ली, WEST DELHI. पिन कोड:-110063 पॅन नं:-AACCC7877Q
(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/12/2017
(11) अनुक्रमांक, खंड व पृष्ठ	12478/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दुय्यम निबंधक कुर्ला-4
 सहायक दुय्यम निबंधक
 ना. राजेश्वर कर्कर
 दिना न्यां. 06/12/2017
 वयः 56/12/2090
 दिनांक 06/12/2017
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QLITE ELECTRONICS CONTROLS PVT LTD
No. 16, Prestige Elgin, 25th Main Jayanagar,
9th Block, Bangalore, Karnataka, India
Tel: +91 80 26631661
Email: indiasales@qliteglobal.com

QLITE ELECTRONICS CONTROLS PVT LTD
Office 539-40, Tower B3, Spaze I Tech Park
Sohna Road, Gurgaon, Haryana, India
Tel: +91 124 4264701 / 08
E-mail: indiasales@qliteglobal.com

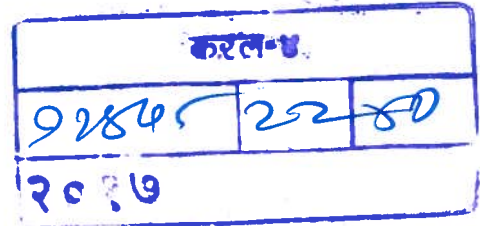
RESOLUTION

Copy of Resolution passed in the General Body Meeting of the Company.

The Following Resolution was passed in the General Body Meeting held on 4th December 2017.

It is resolved that **MR. Sameer Agarwal** Director of our company is authorized to execute Agreement for Sale for Sale of Unit No.A-007 admeasuring approximately 1,027 Sq. Ft. Carpet Area (i.e. 95.41 Sq. meters) alongwith one individual car Parking Space on the Basement Floor in the complex known as **BOOMERANG** situated at Chandivali Farm Road, Powai, Mumbai-400072, bearing C.T.S. Nos.4, 4/1 to 4/76, 17, 33, 34,36, 14A (part) and 14D and renumbered collectively new C.T.S. No.4A and 4B on behalf of the company. He is authorized to register the said Agreement for Sale in the Office of the Concerned Joint Sub Registrar of Assurance, Kurla and admit the execution thereof.

For Qlite Electronics Controls Pvt Ltd
For Qlite Electronics Controls Pvt. Ltd

Director

QLITE LTD, Wyastone Business Park, Monmouth NP25 3SR, United Kingdom

Manufacturing: Unit 4, Severnlink, Newhouse Farm Industrial Estate, Chepstow NP16 6UN, United Kingdom
T +44 (0)1600 772297 **F** +44 (0)1600 551197 **E** sales@qliteglobal.com **W** www.qliteglobal.com

Registered in England and Wales No. 07248183



CVS BIOTECH (P) LTD.

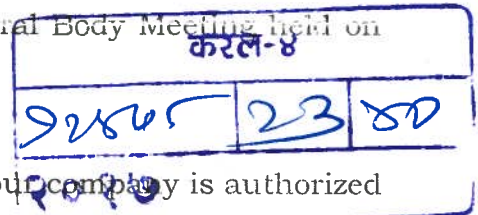
CIN NO:- U24231 DL 2006 PTC 146411

Shop No. 14, Block A-4, DDA Triveni
Market, Paschim Vihar, New Delhi-63
Ph:- 9968522516
E-mail:- cvsbiotech@gmail.com

RESOLUTION

Copy of Resolution passed in the General Body Meeting of the Company.

The Following Resolution was passed in the General Body Meeting held on 25TH November 2017.



It is resolved that **MR. AMAN GUPTA** Director of our company is authorized to execute Agreement for Sale for purchase of Unit No.A-007 admeasuring approximately 1,027 Sq. Ft. Carpet Area (i.e. 95.41 Sq. meters) alongwith one individual car Parking Space on the Basement Floor in the complex known as **BOOMERANG** situated at Chandivali Farm Road, Powai, Mumbai-400072, bearing C.T.S. Nos.4, 4/1 to 4/76, 17, 33, 34,36, 14A (part) and 14D and renumbered collectively new C.T.S. No.4A and 4B on behalf of the company. He is authorized to register the said Agreement for Sale in the Office of the Concerned Joint Sub Registrar of Assurance, Kurla and admit the execution thereof.

For CVS BIOTECH PVT. LTD.

Murta

Authorised Signatory / Director



For CVS BIOTECH PVT. LTD.

Authorised Signatory / Director