

वर्ष - १७/	१६६	२०१६
	२०	३०

TREASURER
R.R. Sawade

CHAIRMAN
HON. SECRETARY



1101
5 shares
228

AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED
 (Regd. No. BOM/W-K/E/GNL (C) 658 of 87-88 (on 30-3-58)
 Sanjay Bldg. No. 5, Sir M. V. Road, Andheri (East), Bombay-400 059.
 Certificate No. 228
 Authorised Share Capital Rs. 50,00,000/- Divided into 1,00,000/- Shares each of Rs. 50/- only
 Register Folio No. 228
 THIS IS TO CERTIFY that Smt./Ms. Deeco Compensate Pvt Ltd.
 of Gata No. A-101 is the Registered Holder of 10 (Ten) Shares from No. 227 to 228
 amounting to Rs. 500/- (Rupees Five Hundred only) in AKSHAY MITTAL INDUSTRIAL PREMISES CO-
 OPERATIVE SOCIETY LTD. subject to the Bye-laws of the said Society and that upon each of such Shares
 the sum of Rupees Fifty has been paid.
 GIVEN under the Common Seal of the said Society at Bombay this 22nd day of July 1991.





Tuesday, March 08, 2016
7:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1989 दिनांक: 08/03/2016

गावाचे नाव: मरोळ

दस्तऐवजाचा अनुक्रमांक: बदर17-1869-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अमरदीप डिझाईन आई प्राईवेट लीमीटेड चे संचालक दीपक नविचन्द्रा शाह

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 740.00

पृष्ठांची संख्या: 37

एकूण: रु. 30740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:46 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 10501500/-

भरलेले मुद्रांक शुल्क : रु. 650000/-

मोबदला: रु. 13000000/-

सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007839927201516E दिनांक: 08/03/2016

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 740/-

DSM ch

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 08/03/2016

17. दस्तामध्ये दर्शविलेली मोबदला :-

109700 x 95.72 = 10501022/-
जे, 10501500/-

18. देय मुद्रांक शुल्क:-

6,50,000/-

भरलेले मुद्रांक शुल्क:-

6,50,000/-

19. देय नोंदणी फी:-

30,000/-

लिपीक

8/3/16

सह दुय्यम निबंधक

AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

(Regd. No. BOM/(W-KE/GNL (O) 658 of 87-88 (On 30-3-88))

Sanjay Bldg. No. 5, Sir M. V. Road, Andheri (East), Bombay-400 059.

Certificate No. 228

Authorised Share Capital Rs. 50,00,000/- Divided into 1,00,000/- Shares each of Rs. 50/- only

Register Folio No. 228

THIS IS TO CERTIFY that Shri/ Smt / M/s. Deeco Components Pvt Ltd

of Gala No. A-101 is the Registered Holder of 10 (Ten) Shares from No. 2271 to 2280

amounting to Rs. 500/- (Rupees Five Hundred only) in AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD. subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 22nd day of

July - 1991.

B. V. Desai
CHAIRMAN

[Signature]
HON. SECRETARY

[Signature]
TREASURER

AGREEMENT FOR SALE

बदर - १७/		
१८	५	३७
२०१६		

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 7th day of March, 2016

BETWEEN

DESCO COMPONENTS PVT LTD registered under COMPANIES ACT, 1956 holder of Income Tax Permanent Account No. **AAACD1749E** through it's Director **UDAY B. DESAI**, an adult, Hindu Indian inhabitant holder of Income Tax Permanent Account No. **AACPD0487G** having their office at **GALA 101, A WING, 1st FLOOR, AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD, SANJAY BUILDING NO. 5, SIR M V ROAD, ANDHERI EAST, MUMBAI 400 059** (hereinafter referred to as the "SELLERS"), (which expression shall unless it be

[Handwritten signatures]
DS Meh
Anil D Shah



दात - १७/		
१६	१६	३७
२०१६	BUYERS/TRANSFEREES	

BUYERS/TRANSFEREES



Amardeep Designs (I) Pvt. Ltd through
 its Director Ami Deepak Shah
 In the presence of
 For AMARDEEP DESIGNS (INDIA) P. LIMITED
 DIRECTOR

RECEIVED on or before the execution of this
 Agreement of and from the within named
 BUYERS/TRANSFEREES a sum of
 Rs. 12.50, 000/-
 being Part Consideration within mentioned payable
 By the BUYERS/TRANSFEREES to us.



दात - १७/		
१६	१७	३७
२०१६	BUYERS/TRANSFEREES	

रु. १२.५०,०००/-

दात - १७/ १६ ३७

2016

3905

3905



नाम / NAME PERMANENT ACCOUNT NUMBER
 AAACD1749E
 DESCO COMPONENTS PVT LTD

दिनांक / DATE OF INCORPORATION/FORMATION
 15-12-1995

DIRECTOR OF INCOME TAX (SYSTEMS)
 श्री अरवि प्रियदास (व्यक्ति)

आयकर विभाग
 INCOME TAX DEPARTMENT
 UDAY BHIKUBHAI DESAI
 BHIKUBHAI NAGARJE DESAI
 28.03/1955
 Permanent Account Number
 AACPD0487G

भारत सरकार
 GOVT. OF INDIA

वदर - 96/		
96E	38	30
209E		

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAJU RAJUN BETHE
 RAJUN BHAIJI BETHE
 18.07/1981
 Departmental Account Number
 ASRFD0830EM

भारत सरकार
 GOVT OF INDIA



THE JUNIOR OF THE JUNIOR LICENCE
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 License No. MA02 20100002444
 DOI: 17-06-2006
 Valid till: 16-06-2028 (N1)
 DL No. MA02 20100002444
 PDR: 20-05-2013
 CLASS: 2
 HOLDER'S NAME: GANESH KAMBLE
 ADDRESS: SC/W/OF ROOMS KAMBLE, R NO. 16, JAYAWANT NAGAR,
 KOTWADI,
 RAJUN BETHE,
 PIN CODE: 491002
 SIGNATURE: GANESH KAMBLE
 SIGNATURE OF ISSUING OFFICER: [Signature]
 IMPRESSION OF OFFICER: [Impression]

Summary 1 (Goshwarabhaag-1)

मासिक आय: 08 मार्च 2016 7:27 मं.

वदर - 96/

इ. नि. नं. सु. नि. वदर 17 मार्च का मासिक आय प्र. नं. 1869 वर दि. 08-03-2016 रोजी 7:26 मं. वा. वदर केंद्रा.	इ. नि. नं. सु. नि. वदर 17 मार्च का मासिक आय प्र. नं. 1869 वर दि. 08-03-2016 रोजी 7:26 मं. वा. वदर केंद्रा.
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इ. नि. नं. सु. नि. वदर 17 मार्च का मासिक आय प्र. नं. 1869 वर दि. 08-03-2016 रोजी 7:26 मं. वा. वदर केंद्रा.	इ. नि. नं. सु. नि. वदर 17 मार्च का मासिक आय प्र. नं. 1869 वर दि. 08-03-2016 रोजी 7:26 मं. वा. वदर केंद्रा.
--	--

न. सु. नि. का. अंश 6

न. सु. नि. का. अंश 6

इ. नि. नं. सु. नि. वदर 17 मार्च का मासिक आय
 प्र. नं. 1869 वर दि. 08-03-2016 07:25:49 PM वा. वदर (मासिक आय)
 दि. 08 नं. 1 08 / 03 / 2016 07 : 25 : 49 PM वा. वदर. (मासिक आय)
 दि. 08 नं. 2 08 / 03 / 2016 07 : 26 : 17 PM वा. वदर. (मासिक आय)

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAJU RAJUN BETHE
 RAJUN BHAIJI BETHE
 18.07/1981
 Departmental Account Number
 ASRFD0830EM

भारत सरकार
 GOVT OF INDIA



वदर - १७/		
१६६	१४	३७
२०१६		

iii. The Buyer/ Transferees agree/ undertake to transfer the remaining amount of Rs. 1,17,50,000 (Rupees One crore Seventeen Lakh Fifty Thousand Only) of the total consideration from State Bank of India, Commercial Branch, Saki Naka, Mumbai 400059 to the Seller/ Transferors account at State Bank of India, Commercial Branch, Vile Parle East, Mumbai 400057

THE SCHEDULE ABOVE REFERRED TO

Gala 101, A wing, 1st floor, known as "sanjay Building No. 5," of the AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD. Situate at SIR M V Road, Andheri (East), Mumbai - 400 059 at Marol in Taluka Andheri of Bombay Suburban District and in the Registration Sub-District. CTS No. 1637

Deepak N. Shah
D. Shah
 IN WITNESS WHEREOF the parties hereto have hereunto and to hereof set and subscribed their respective hands and seals the day, month and year first hereinabove written.
Deepak N. Shah
D. Shah



वदर - १७/		
१६६	१४	३७
२०१६		

SIGNED SEALED AND DELIVERED by the)
 within named Seller/TRANSFERORS)



Desco Components Pvt Ltd through it's)
 Director Uday B. Desai)
 In the presence of)
)

For DESCO COMPONENTS PVT. LITE.
Uday B. Desai
 Managing Director

SIGNED SEALED AND DELIVERED by the)
 within named BUYERS/TRANSFEREES)

Amardeep Designs (I) Pvt. Ltd through)
 it's Director Deepak N. Shah)
 In the presence of)
)



SIGNED SEALED AND DELIVERED by the)
 For AMARDEEP DESIGNS INDIA P. LIMITED)
Deepak N. Shah
 DIRECTOR.









Summary-2(दस्त गोपवारा भाग - २)

08/03/2016 7 29:18 PM

दस्त क्रमांक : वदर 17/1869/2016
दस्ताचा प्रकार :- करारनामा





बदर - १७/		वदर 17
दस्त गोपवारा भाग-2		दस्त क्रमांक: 1869/2016
१८६६	३६ ३७	
२०१६		

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अमरदीप डिझाईन आर्ट प्राईवेट लीमीटेड चे संचालक दीपक नविचन्द्रा शाह पत्ता: फ्लॉट नं: गाला नं. 103 ए-विंग, माळा नं: 1, इमारतीचे नाव: मंजय विल्डींग नं. 5 अक्षय मित्तल इंडस्ट्रियल ईस्टेट, ब्लाक नं: अंधेरी-पूर्व मुंबई, रोड नं: एम.वी रोड, महाराष्ट्र, MUMBAI. फोन नंबर: AALCA6722B	लिहून घेणार वय :- 48 स्वाक्षरी:-		
2	नाव: अमरदीप डिझाईन आर्ट प्राईवेट लीमीटेड चे संचालक अमी दीपक शाह पत्ता: फ्लॉट नं: गाला नं. 103 ए-विंग, माळा नं: 1, इमारतीचे नाव: मंजय विल्डींग नं. 5 अक्षय मित्तल इंडस्ट्रियल ईस्टेट, ब्लाक नं: अंधेरी-पूर्व मुंबई, रोड नं: एम.वी रोड, महाराष्ट्र, MUMBAI. फोन नंबर: AALCA6722B	लिहून घेणार वय :- 47 स्वाक्षरी:-		
3	नाव: डेव्हो कम्प्योनंट्स प्राईवेट लीमीटेड चे संचालक उदय वी देसाई पत्ता: फ्लॉट नं: गाला नं. 101 ए-विंग, माळा नं: 1, इमारतीचे नाव: मंजय विल्डींग नं. 5 अक्षय मित्तल इंडस्ट्रियल ईस्टेट, ब्लाक नं: अंधेरी-पूर्व मुंबई, रोड नं: एम.वी रोड, महाराष्ट्र, MUMBAI. फोन नंबर: AAACD1749E	लिहून घेणार वय :- 60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र. 3 ची वेळ: 08 / 03 / 2016 07 : 27 : 57 PM

ओळख:-

खालील दस्तऐवज असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजू - देते वय: 35 पत्ता: न्यू लिंक रोड डी.एन नगर अंधेरी पश्चिम मुंबई पिन कोड: 400058		
2	नाव: गणेश - कांबळे वय: 30 पत्ता: 16 जवाहर नगर साई बाबा रोड खार पूर्व मुंबई पिन कोड: 400051		

शिक्का क्र. 4 ची वेळ: 08 / 03 / 2016 07 : 28 : 23 PM

मह. दु. नि. का. अंधेरी 6

EPayment Details.

Sr. Epayment Number
1 MH007839927201516E

Defacement Number
0004609226201516



1869 / 2016

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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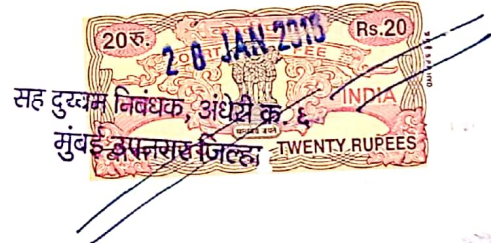
9 March, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6
दस्त क्रमांक : 1869/2016
नोंदणी 63
Regn. 63m

गावाचे नाव : मरोळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.13,000,000/-
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.10,501,500/-
(4) भू-भापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1637, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: गाला नं.101 ए-विंग, माळा नं: 1, इमारतीचे नाव: संजय विल्डींग 5 अध्यक्ष मित्तल इंडस्ट्रियल इस्टेट, ब्लॉक नं: अंधेरी-पूर्व मुंबई 59, रोड : मरोळ
(5) क्षेत्रफळ	95.72 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:- डेव्हो कम्पोनॅट्स प्राईवेट लीमीटेड चे संचालक उदय वी देमाई ;वय: 60; पत्ता :-प्लॉट नं: गाला नं.101 ए-विंग, माळा नं: 1, इमारतीचे नाव: संजय विल्डींग नं.5 अध्यक्ष मित्तल इंडस्ट्रियल इं ब्लॉक नं: अंधेरी-पूर्व मुंबई , रोड नं: एम.वी रोड , महाराष्ट्र, MUMBAL. पिन कोड:- 400059 पॅन नंबर: AAACD1749E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- अमरदीप डिझाईन आई प्राईवेट लीमीटेड चे संचालक दीपक नविचन्द्रा शाह ; वय:48; पत्ता:-प्लॉट नं: गाला नं.103 ए-विंग, माळा नं: 1, इमारतीचे नाव: संजय विल्डींग नं.5 अध्यक्ष मित्तल इंडस्ट्रियल इं नं: अंधेरी-पूर्व मुंबई , रोड नं: एम.वी रोड , महाराष्ट्र, MUMBAL; पिन कोड:- 400059; पॅन नं:- AALCA6722B; 2)नाव:- अमरदीप डिझाईन आई प्राईवेट लीमीटेड चे संचालक अमी दीपक शाह ; वय:47; पत्ता:-प्लॉट नं: गाला नं.103 ए-विंग, माळा नं: 1, इमारतीचे नाव: संजय विल्डींग नं.5 अध्यक्ष मित्तल इंडस्ट्रियल इं नं: अंधेरी-पूर्व मुंबई , रोड नं: एम.वी रोड , महाराष्ट्र, MUMBAL; पिन कोड:- 400059; पॅन नं:- AALCA6722B;
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	08/03/2016
(11) अनुक्रमांक,खंड व पृष्ठ	1869/2016
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	रु.650,000/-
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा



9 March, 2016

सूची क्र.2

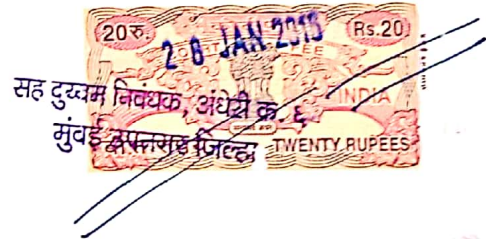
दुय्यम निबंधक : सह दु.नि. अंधेरी ६

दस्त क्रमांक : 1869/2016

नोंदणी क्र.

Regn. 63m

गावाचे नाव : मरोळ	
(1) विलेखाचा प्रचार	करारनामा
(2) मोबदला	रु.13,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	रु.10,501,500/-
(4) भू-भाषण,पोटहिस्सा व घरक्रमांक(अमल्याम)	1637, पाविकेचे नाव: मुंबई मनपा डनर वर्णन : सदनिष्ठा नं: गाला नं.101 ए-विंग, माळा नं: 1, डमरनीचे नाव: संजय विल्डींग 5 अक्षय मिनल इंटरन्युयल इन्स्टिट, प्लॉक नं: अंधेरी-पूर्व मुंबई 59, रोड : मरोळ
(5) क्षेत्रफळ	95.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अंमेल नेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1) नाव:- डेम्को कम्पोनंट्स प्राईवेट लीमीटेड चे संचालक उदय वी देसाई ; वय: ६०; पत्ता :-प्लॉट नं: गाला नं.101 ए-विंग, माळा नं: 1, डमरनीचे नाव: संजय विल्डींग नं.5 अक्षय मिनल इंटरन्युयल इन्स्टिट, प्लॉक नं: अंधेरी-पूर्व मुंबई, रोड नं: एम.वी रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400059 पिन नंबर: AAACD1749E
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1)नाव:- अमरदीप डिझाईन आर्ट प्राईवेट लीमीटेड चे संचालक दीपक नविचन्द्रा शाह ; वय:48; पत्ता:-प्लॉट नं: गाला नं.103 ए-विंग, माळा नं: 1, डमरनीचे नाव: संजय विल्डींग नं.5 अक्षय मिनल इंटरन्युयल इन्स्टिट, प्लॉक नं: अंधेरी-पूर्व मुंबई, रोड नं: एम.वी रोड, महाराष्ट्र, MUMBAI; पिन कोड:- 400059; पिन नं:- AALCA6722B; 2)नाव:- अमरदीप डिझाईन आर्ट प्राईवेट लीमीटेड चे संचालक श्री दीपक शाह ; वय:47; पत्ता:-प्लॉट नं: गाला नं.103 ए-विंग, माळा नं: 1, डमरनीचे नाव: संजय विल्डींग नं.5 अक्षय मिनल इंटरन्युयल इन्स्टिट, प्लॉक नं: अंधेरी-पूर्व मुंबई, रोड नं: एम.वी रोड, महाराष्ट्र, MUMBAI; पिन कोड:- 400059; पिन नं:- AALCA6722B;
(9) दस्तावेज करून दिल्याचा दिनांक	07/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	08/03/2016
(11) अनुक्रमांक,खंड व पृष्ठ	1869/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.650,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

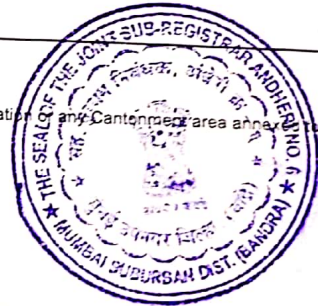


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area and in the



सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल नं. 2016

1. दस्तावा प्रकार :- करारनामा अनुच्छेद क्रमांक 25 b
2. सादरकर्त्याचे नाव :- अमरदीप डिसाइन आम्स प्रा. लि.
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव :- मरीठ
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 1637
6. मूल्य दरविभाग (झोन) :- 43 उपविभाग 219
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ मी. दर :- 109700/- 109700/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 95.72 कारपेट / व्हिल्ट अप चौ मीटर / फूट
वदर - 96/
9. कारपार्किंग :- गच्ची :- / पोटमाळा :-
10. मजदरा क्रमांक :- उद्येवाहन सुविधा
11. बांधकाम वर्ष :- घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजार मर्याददर्शक सुचना क्र. :- ज्यामध्ये दिलेली घट / वाढ
14. बाजार मर्याददर्शक सुचना क्र. :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिफ्ट :- 1. प्रांतेमाह भाडे रक्कम :-
निवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :-
17. दस्तामध्ये दर्शविलेली मोबदला :-

वदर - 96/	
आहे / नाही	9 30
2098	



$109700 \times 95.72 = 10501022/-$
जे, $10501520/-$

18. देय मुद्रांक शुल्क :- 6,50,000/- भरलेले मुद्रांक शुल्क :- 6,50,000/-
19. देय नोंदणी फी :- 30,000/-

लिपीक
8/3/16

सह दुय्यम निबंधक





CHALLAN
MTR Form Number-6

बदर - १७/		
१८६	३	३०
२०१६		

GRN	MH007839927201516E	BARCODE			Date	04/03/2016-18:02:06	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			PAN No. (If Applicable)	AALCA6722B					
Location	MUMBAI			Full Name	AMARDEEP DESIGNS INDIA PVT LTD					
Year	2015-2016 One Time			Flat/Block No.	GALA NO.A-101					
Account Head Details		Amount In Rs.		Premises/Building						
0030045501	Stamp Duty	650000.00		Road/Street	SANJAY BULDG NO.5 MITTAL INDL ESTATE,					
0030063301	Registration Fee	30000.00		Area/Locality	ANDHERI					
				Town/City/District						
				PIN	4	0	0	0	5	9
				Remarks (If Any)	PAN2=AAACD1749E-SecondPartyName=DES CO COMPONENTS PVT LTD-CA=13000000					
				Amount In	Six Lakh Eighty Thousand Rupees Only					
Total				Words						
Payment Details				FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA				Bank CIN	REF No.	00040572016030437234	CK86738786			
Cheque-DD Details				Date	04/03/2016-18:04:08					
Cheque/DD No				Bank-Branch	STATE BANK OF INDIA					
Name of Bank				Scroll No. , Date	Not Verified with Scroll					
Name of Branch										
Mobile No. : 9819011590										



Praveer
DS Mah *Amit D Shah*





AKSHAY MITTAL
Industrial Premises Co-operative Society Ltd.

(Reg. No. BOM(WK/EIGNL) (0) 858 OF 87-88 (On 30-3-88))

Shree Plot #5, Mittal Industrial Estate, Andheri - Kurla Road, Andheri (East), Mumbai - 400 059
Tel: 2854 5410, 4005 1200 - Telex: 28518511 - E-mail: Akshaymittal@gmail.com

Ref: AMIP/93/2015-16
Date: 08th March 2016

To,
The Branch Manager
The State Bank of India,
Comm Branch,
Vile Parle(E),
Mumbai

वदर - १७/		
१७६	२५	३७
२०१६		

Sub: N.O.C. for Sale of Unit no. A-101 Standing in the name of Desco Components P. Ltd. to Amardeep Designs (I) Pvt. Ltd

Dear Sir,

With reference to your letter CBVP/2015-16/509 dated 05/03/2016, we hereby confirm that we have no objection to the sale of the said Gala/ transfer of ownership from Desco Components P. Ltd to Amardeep Designs (I) Pvt. Ltd.

We confirm that there are no restrictive covenants in the Bye-laws of above Society concerning transfer of shares/ members.

We also confirm that there are no outstanding due payable by the said member for above said Gala and he has paid all taxes/ dues up to date.

Thanking you,
Yours faithfully,

For AKSHAY MITTAL IND. PRE. CO-OP. SOC. LTD

S. JAWAHRANI
HON. SECRETARY

S. VUKKADALA
CHAIRMAN

CHETAN DHARIA
TREASURER

Copy To:
Desco Components P. Ltd.
UnitNo.A1-101

For information please



209E	9LE	BU
209E include their successors, executors, administrators and assigns) of the		

the context or meaning thereof shall mean and repugnant to the context or meaning thereof shall mean and assigns) of the

AND

AMARDEEP DESIGNS (I) PVT. LTD. A company registered under COMPANIES ACT, 1956 through it's Director MR. DEEPAK NAVICHANDRA SHAH and Mrs. AMI DEEPAK SHAH an adult, Hindu Indian Inhabitant, holders of Income Tax Permanent Account No. AALG6722B, AAKP956M & ABEP54543D respectively, having their office at GALA 103, A WING, 1st FLOOR, AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD, SANJAY BUILDING NO. 5, SIR M V ROAD, ANDHERI EAST, MUMBAI 400 059 (hereinafter referred to as the "BUYER"), (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

a) The Sellers/ Transferors are members of the "AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD." a society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/(W-K/E/GNL (O) 658 OF 87-88 (ON 30-3-88) (hereinafter called the "said society").

Q. 1010
DSM
Ami D Shah

b) The built up area of the said Gala No. 101 is 1030 sq. ft. on the first floor of the "A" Wing, AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD, SANJAY BUILDING NO. 5, SIR M V ROAD, ANDHERI EAST, MUMBAI 400 059 of the building of the said Society (hereinafter called the "said Gala") of the building known as "AKSHAY MITTAL" (hereinafter referred to as the "said Building") in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (Ying and being in K- East ward, Village Marol, of the Mumbai Municipal Corporation in Greater Bombay and is also the holder of ten shares of Rs. 50/- each fully paid up in the said Society issued under No. 228 and bearing serial Nos. 2271 to 2280 (both inclusive and hereinafter referred to as the "said Shares").

Share	2271 to 2280	BU
Share inclusive and		
209E		

c) The sellers/ Transfers herein purchased and acquired the said Gala and Shares from M/S SANJAY CORPORATION a partnership firm registered under the Indian Partnership Act, 1932 by and under an Agreement for Sale dated 6th day of January, 1989 and the same has been duly Registered with the sub- Registrar of Assurances, BDR-4, MSD, vide document No. 10556 and paid the total consideration as per the terms and conditions contained therein (hereinafter referred to as the "said Agreement").

Q. 1010
DSM
Ami D Shah

Desco Components Pvt. Ltd.
Factory: 101-A, Sanjay Bldg 5, Mittal Indl Estate, Marol, Andheri [E], Mumbai 400059
Office: A52, Giriraj Indl Estate, Mahakali Caves Road, Andheri [E], Mumbai 400093
Phone: (F) 67021866 (O) 42919000

बदर - १७/		
१	२	३
२०१६		

EXTRACT OF MINUTES OF MEETING HELD ON 9th DAY OF NOVEMBER 2015 AT THE REGISTERED OFFICE OF THE COMPANY AT 3.00 PM

"RESOLVED THAT Company premises at Gala No. 101, Wing -A, Sanjay Building 5, Mittal Industrial Estate, Marol, Andheri East, Mumbai 400059, be sold with all its rights and titles to M/S Amardeep Designs (India) Private Limited having their office at 103, Wing - A, Sanjay Building 5, Mittal Industrial Estate, Marol, Andheri East, Mumbai 400059.

" FURTHER RESOLVED THAT necessary procedures be initiated for the same with documentation etc."

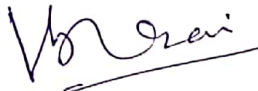
"FURTHER RESOLVED THAT Mr. Uday B. Desai, Manaing Director is authorized to sign all the necessary documents to execute the sale of the gala."

Yours truly,

For DESCO COMPONENTS PVT LTD,


UDAY B DESAI

Chairman / Managing Director



VINAY B DESAI

Director





दृष्ट पुनर् महानगरपालिका
करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००४.
भांडवली मूल्याधारित तासुरते मालमत्ता कराचे देयक.
संकेतस्थळ : www.mcgm.gov.in

मालमत्ता क्रमांक (नवे): 00066108	लेखा क्रमांक KE0700250370000	बाँड क्रमांक ..	मालमत्ता करवर्ष 2011-2012	सहायक करनिर्धारक व संकलक
आपले नाव व पत्ता : SHAY MITTAL IND. PRE.CO , SOC LTD., SANJAY BLDG 5, MITTAL INDL, ESTATE DHERI KURLA ROADANDHETI (EAST) MBAI400059.,			East Ward, Municipal Office Building, Azad Rd., Gundavli, Ancheri (E), Mumbai 400 069	
संज्ञा क्रमांक, सदानंवा क्रमांक, इमारतीचे नाव / विंग, लो.टी.एस. क्र./ प्लॉट क्र. गावाचे नाव, मार्ग क्र. मार्गचे नाव, विभाग, मालमत्ताचे वर्णन, कार्यालयाची नवे 10685 (4) 75 B S NO 84 PT 85 PT KURLA ANDHERI RD SANJAY & MITTAL INDUSTRIAL ESTATE BLDG NO 5, MUMBAI DER OF WARD NO 10685(4) M/S SANJAY CORPORATION,				

बदर - १७/
2914875
१८६ ०९ २३ ३७
२०१६

मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम १४० अ च्या उपकलम (२) अन्वये भांडवली मूल्याधारित मालमत्ता कराचे तासुरते देयक.

10BIL07119656 R-11 lu 30-SEP-11	देयक क्र. व देयकाचा प्रकार	देयक रक्कम	2011-20BIL07119657 01-OCT 11 to 31-MAR-12
594037	सर्वसाधारण कर / General Tax	विभागीय / अविभागीय / NR	594037
0	पाणीपट्टी / Water Tax	विभागीय / R	0
0	जलसाधक / Water Benefit Tax	अविभागीय / NR	0
495031	मलनेत्रसाधन कर / Sewerage Tax	विभागीय / R	0
0	मलनेत्रसाधन सुधार कर / Sewerage Benefit Tax	अविभागीय / NR	0
297018	म.प.पा. शिक्षण उपकर / M.n. Education Cess	विभागीय / R	297018
237615	राज्य शिक्षण उपकर / State Education Cess	अविभागीय / NR	0
59104	रोजगार हमी उपकर / Employment Guarantee Cess	विभागीय / R	237615
9901	पूथ उपकर / Tree Cess	अविभागीय / NR	59404
257018	सुलका / Street Tax	विभागीय / R	9901
2227639	देयक रक्कम	विभागीय / R	2227639
0	यापूर्वी भरलेली आगारा / जादा रक्कम रु.	अविभागीय / NR	0
2227639	निव्वळ देय असलेली रक्कम रु.	विभागीय / R	2227639
15-09-2011	देय दिनांक	अविभागीय / NR	31-12-2011

महानगरपालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
रशी कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्ता देण्या क्रमांक व
संकेत नमुद वरचे अनिवार्य राहिल
जु मूल्याच्या मदतीसाठी २४ तास तात्काळ सेवा दुरुधनो क्र. १०१.८.
महानगरपालिका आभारकारिता व्यवस्थापन केंद्र-संपर्क - २२६९४७२७.
माहितीसाठी कृपया मागे पहावे.
System is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with
if any.

व. दे. पटेरे
करनिर्धारक व संकलक

E & OC





1869

CHALLAN
MTR Form Number-6

बदर - 96/		
ग्ले	४	30
२०१६		

DEFACED FOR RS-680000.00

USER

GRN	MH00783922015466	BARCODE	[Barcode]		04/03/2016	1869	IGR554(BDR17)	25.2
Department	Inspector of Registration	Deface No.	0004609226201516	AMOUNT	30000.00	08/03/2016	IGR554(BDR17)	25.2
Type of Payment	1	Sr. No.	0004609226201516	AMOUNT	650000.00	08/03/2016	(IS)-319-1869	
(Amt.in words Six Lakh Eighty Thousand Rupees Only)				Payer Details				
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1				TAX ID (If Any)				
Location MUMBAI				PAN No. (If Applicable)		AALCA6722B		
Year 2015-2016 One Time				Full Name		AMARDEEP DESIGNS INDIA PVT LTD		
Account Head Details				Flat/Block No.		GALA NO.A-101		
0030045501 Stamp Duty				Premises/Building		SANJAY BULDG NO.5 MITTAL INDL ESTATE		
0030063301 Registration Fee				Road/Street		ANDHERI		
				Area/Locality		ANDHERI		
				Town/City/District		ANDHERI		
				PIN		4 0 0 0 5 9		
				Remarks (If Any)				
				PAN2=AAACD1749E~SecondPartyName=DES				
				CO COMPONENTS PVT LTD~CA=13000000				
Total				Amount In		Six Lakh Eighty Thousand Rupees Only		
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		REF No. . 00040572016030437234 CK86738786		
Cheque/DD No				Date		04/03/2016-06:05:16		
Name of Bank Validity unknown				Bank-Branch		STATE BANK OF INDIA		
Name of Branch Digitally signed by VIRTUAL TREASURY				Scroll No. , Date		65_05/03/2016		
Mobile No. : 9819011130								

Digitally signed by
VIRTUAL TREASURY
Date: 2016.03.08
19:30:05 +05:30
Reason: Secure
Document
Location: India



वदर - १७/		
१६६	१२	३५
२०१६		

n) The Buyers/ Transferees do hereby further covenant with the Sellers/ Transferors that they shall pay to the said Society all taxes maintenance charges and other monthly outings in respect of the said Gala due and payable from the date of taking over possession of the said Gala.

i) The Sellers/ Transferors do hereby further covenant with the Buyers/ Transferees that the Sellers/ Transferors, shall from time to time and at all times hereafter whenever called upon by the Buyers/ Transferees and/or his Advocates do and execute or cause to be done or executed all such acts, deeds and things as may be necessary for better and more perfectly securing the interest of the Buyers/ Transferees in the said Gala, but always at the cost of the Buyers/ Transferees.

j) The Sellers/ Transferors do hereby declare that there does not exist any subsisting agreement for sale of the said Gala and that at present, the said Gala and the said Shares are not mortgaged, transferred, assigned, leased or in any other manner whatsoever encumbered, which has alienated their right, title and interest on or possession of claim against the said Gala.

The Sellers/ Transferors do hereby further declare that they have full right and absolute authority to enter into this Agreement



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and that they have not done or performed any act, deed, matter or thing whatsoever whereby they may be prevented from entering into this agreement and/ or transferring the said Gala purported to be done hereby or hindered or whereby the quiet and peaceful enjoyment of possession of the Buyers/ Transferees in respects of the said Gala may be distributed subject however to the payment of the said balance consideration.

l) The Buyers/ Transferees do hereby covenant with the Sellers/ Transferors that the Buyers/ Transferees shall become members of the said "AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD" and shall abide by the bye-laws and tenancy regulations of the said society and shall pay regularly the maintenance charges, taxes and other monthly outgoings due in respect of the said Gala to the said Society or other public authorities on demand.

m) It is hereby agreed that all costs and expenses incidental to this Agreement such as stamp duty, registration charges, professional fees, etc. shall be borne and paid by the Buyers/ Transferees alone.

n) The Society Transfer Charges shall be borne and paid by both the parties equally.

Shree D. S. Moh
Shree D. S. Moh



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Amardeep's

CHAIRS FOR OFFICE, CAFE, EDUCATION

EXTRACT OF MINUTES OF MEETING HELD ON 9TH DAY OF NOVEMBER 2015 AT THE REGISTERED OFFICE OF THE COMPANY AT 2.45PM

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 09TH November 2015 AT ITS REGISTERED Sanjay, A 102/ A 103 BLDG No. 5, A. K. Road, Akshay Mittal, INDL Estate, Andheri (E) MUMBAI - 400059

“RESOLVED THAT a We want to Purchases New Gala at 101, Sanjay Building No. 5, Mittal Indl. Estate, Andheri Kurla Raod, Andheri (E) in the name as of Desco componets Pvt Ltd. - for smooth functioning and day to day activities of the company.

FURTHER RESOLVED THAT Mr. Deepak shah AND Mrs. Ami shah directors of the company decided to sign all the agreement documents.

For AMARDEEP DESIGNS INDIA P. LIMITED

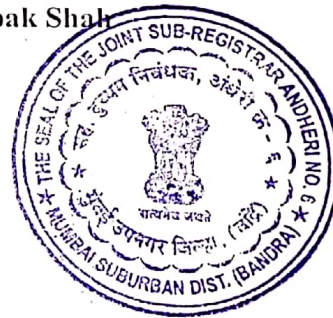
Ami D Shah
DIRECTOR

Ami Deepak Shah

For AMARDEEP DESIGNS INDIA P. LIMITED

D Shah
DIRECTOR

Deepak Shah



AMARDEEP DESIGNS INDIA (P) LIMITED

CIN No.: U36995MH2013PTC241983

Corporate Office : A-103, Sanjay Bldg. No-5, Mittal Estate, Andheri Kurla Rd, Andheri (East), Mumbai 400 059 INDIA
Tel : +91-22-4291 7777 • Fax : +91-22-4291 7700 • amardeep@amardeepchair.com • www.amardeepchair.com

AHMEDABAD DELHI HYDERABAD JAIPUR KOLKATA PUNE ROORKEE SURAT VADODARA GOA BANGALORE INDORE

PERMANENT ACCOUNT NUMBER
AAKPS9564M



नाम / NAME
DEEPAK NAVINCHANDRA SHAH

पिता का नाम / FATHER'S NAME
NAVINCHANDRA SHAH

जन्म तिथि / DATE OF BIRTH
13-11-1967

आयकर अधिकारी



आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

DS Shah

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२०१६		

PERMANENT ACCOUNT NUMBER
ABEPS4543D



नाम / NAME
AMI DEEPAK SHAH

पिता का नाम / FATHER'S NAME
MAHENDRA BHAGWANSINGH RAO

जन्म तिथि / DATE OF BIRTH
05-03-1968

आयकर अधिकारी



आयकर आयुक्त (कम्प्यूटर सेक्टर)

Ami D Shah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMARDEEP DESIGNS INDIA PRIVATE
LIMITED

17/04/2013

Permanent Account Number

AALCA6722B



15062013

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default dues, the Sellers shall have option to terminate this Agreement of Sale.

b) The Sellers/ Transferors shall obtain the No Objection/ consent of the said Society for the sale of the said Gala and the said shares to the Buyers/ Transferees.

c) The Sellers/ Transferors shall handover original documents such as Share Certificate, Maintenance Deposit receipts, prior Agreements to the Buyers/ Transferees after receiving the total consideration of the said Gala.

d) The Sellers/ Transferors shall handover vacant possession of the said Gala to the Buyers/ Transferees after receiving the total consideration of the said Gala.

e) That the aforesaid purchase price of Rs. **1,30,00,000/- (Rupees One Crore Thirty Lakh Only)**, referred to in clause (i) includes the book value of the aforesaid shares and all the amounts of deposits and sinking fund contribution standing the books of the said society and the said amounts will be transferred to the name of the Buyers/ Transferees in the books of the said society only after the said Gala and the said Shares are transferred in



Signature of the Buyers/ Transferees:
[Handwritten Signature]

f) The Sellers/ Transferors do hereby covenant with the Buyers/ Transferees that the Sellers/ Transferors have satisfied all the claims of the society and have paid to the said Society the dues, in respect of the said Gala till the date of this agreement and shall clear all dues in respect of the said Gala till the possession of the said Gala is handed over to the Buyers/ Transferees as provided in this Agreement and shall produce the receipt to that effect to the Buyers/ Transferees. If any such amount or amounts or any part thereof if found lawfully due and/ or is recovered from the Buyers/ Transferees then the same shall be reimbursed by the Sellers/ Transferors to the Buyers/ Transferees and the Sellers/ Transferors do hereby agree and undertake to indemnify and keep indemnified the Buyers/ Transferees for the amount so paid and incurred by them.

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g) The Sellers/ Transferors do hereby covenant with the Buyers/ Transferees that on completion of sale, the Buyers/ Transferees, after taking possession thereof shall quietly and peacefully possess, occupy and enjoy the said Gala without any let, hindrance, denial, demand, interruption or eviction by the Sellers/ Transferors or any other person or persons lawfully and equitably claiming through under or in trust for the Sellers/ Transferees.



Signature of the Buyers/ Transferees:
[Handwritten Signature]

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d) The Sellers have in themselves full rights and absolute authority to Transfer, Sell or otherwise assign their rights, title and interest in the said Gala and the benefits appurtenant thereto as contemplated and provided in the said Agreement.

e) The Sellers/ Transferors have agreed to sell, Transfer and assign to the Buyers/ Transferees and the Buyers/ Transferees have also agreed to purchase and acquire all the rights, title and interest of the Sellers/ Transferors in the said Gala 101, A wing, 1st floor, known as "Akshay Mittal" as aforesaid together with the right of ownership and of use and occupation of the said Gala and said shares and their Deposits lying with the said Gala and said society on the terms and conditions hereinafter appearing or for the lump sum price of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh Only)**. The Purchasers have accepted the said offer of purchasing the said gala for an amount of Rs. 1,30,00,000/- on the following terms and conditions.

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



The Buyers/ Transferors shall sell and assign and the Buyers/ Transferees shall purchase and acquire the said GALA 101, A wing, 1st FLOOR, AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD. situated at, SIR M V Road, Andheri West, Mumbai 400 059 together with the right of ownership and title, interest, of the Sellers/ Transferors in the said Society and their Deposits lying the said Society or for the lump sum consideration **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh Only)**. The Buyers/ Transferees have agreed to pay the said entire lump-sum consideration amount of Rs. **1,30,00,000/- (Rupees One Crore Thirty Lakh Only)**, in the manner hereinafter appearing.

East, Mumbai 400 059 together with the right of ownership and title, interest, of the Sellers/ Transferors in the said Society and their Deposits lying the said Society or for the lump sum consideration **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh Only)**. The Buyers/ Transferees have agreed to pay the said entire lump-sum consideration amount of Rs. **1,30,00,000/- (Rupees One Crore Thirty Lakh Only)**, in the manner hereinafter appearing.

i. **Rs. 12, 50, 000/- (Rupees Twelve Lakh Fifty Thousand Only)** Paid by way of part Consideration and the receipt whereof the Sellers do hereby admit and acknowledge and discharge, acquit the Buyers of and from, the same now and forever.

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ii. **Rs. 1,17,50,000 (Rupees One crore Seventeen Lakh Fifty Thousand Only)** Being the balance consideration at the time of the execution of these presents.

It is expressly agreed that the time of payment shall be essence of the Agreement. It is also agreed that the sale shall be completed only after the receipt of the said balance consideration amount. In

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 DS



