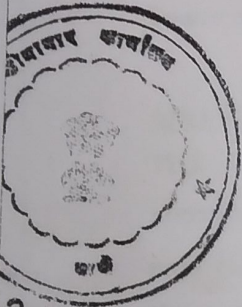




महाराष्ट्र MAHARASHTRA

C 409476



279 27/12

विक्रीचे ठिकाण : सुनिता सर्किसेस,

दुकान नं. १२, जगता मार्केट, सेक्टर-३, नेरुळ, नवी मुंबई.

दुरध्वनी क्र. २७७०७४२५

अ.नं. 12766 दि.रु. 100/-

गाव P. M. Sangheri

हस्ते S. N. Morbani

मुद्रांक प्रमुख विधिक
कोषागार कार्यालय, ठाणे.

V. V. Ssele

श्री. विनोद पि. शिंभाडे

मुद्रांक विक्रेता ला. नं. २२/२००२

- 7 MAY 2005

2 MAY 2005

ARTICLES OF ASSIGNMENT

THIS ARTICLES OF ASSIGNMENT is made and entered into at Navi Mumbai on this 7th day of May, 2005.

BETWEEN

M/s. JAI MATADI TRANSPORT. Through its Proprietor Mr. KHIM SINGH MEHRA, an adult, Indian Inhabitant, HAVING ADDRESS AT: SHILKY APARTMENT, 3RD FLOOR, ROOM NO. 21, KISHAN NAGAR NO. 2 THANE. hereinafter called and referred to as "THE ASSIGNOR", (which

expression shall where the context so admits, be deemed to include all its heirs, administrators, representatives, and assigns); the party of the First Part, AND Mr. PAWAN KUMAR MISHRIMALJI SANGHVI, an adult,

Indian Inhabitant, HAVING ADDRESS AT: 133, NATHALAL BHAVAN, 3RD FLOOR, V.P. ROAD, MUMBAI 400 004. hereinafter called and referred to as "THE ASSIGNEE" (which expression shall unless be

repugnant to the context so admits, be deemed to include their representatives, heirs, executors, administrators, and assigns) the party of the OTHER PART.

(Handwritten signatures and notes)

Partner/Shareholder

(Handwritten signature)

WHEREAS:

One M/s. SAKUN ENTERPRISES. Through its Partners Mr. BRIJMOHAN AGGARWAL, Mr. SHARAN B. AGGARWAL. (ORIGINAL ALLOTTEE) have been allotted Plot of Land being Plot No. 1528, Road No. 17, admeasuring 450 Sq. Mtrs., in the Steel Warehousing Complex, pertaining to Revenue Village- Kalsmboli, Taluka- Panvel, District- Raigad, earmarked for Warehousing and Trading in Iron and Steel and allied items and activities by M/s. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein and herein referred to as "THE CORPORATION" and on paying the required premium the CIDCO / CORPORATION has handed over the physical possession of the said plot to the Original Allottee herein, under Lease agreement dated: 26/12/1985.

AND WHEREAS:

THE ORIGINAL ALLOTTEE is granted the lease of Plot Of Land as mentioned above for a period of 60 years computing from the date of the said lease, and the ORIGINAL ALLOTTEE was permitted to enter into upon the said plot of Land for the purpose of construction as per the terms and conditions mentioned in the said Agreement to lease.

AND WHEREAS:

THE ORIGINAL ALLOTTEE due to certain difficulties could not complete the construction of the warehousing and trading in Iron and Steel in the stipulated time and also not interested to construct the said plot of Land Warehousing and Trading in Iron and Steel as stipulated by the Corporation within the specific period of three years.

AND WHEREAS:

The said ORIGINAL ALLOTTEE has sold and assigned all its rights in and upon the Plot in favour of Assignor, by executing the Agreement dated _____.

AND WHEREAS:

The Assignee being in need of a place for Warehousing, approached the Assignor with a request to assign and transfer them all the rights, interest acquired by the Firm under an Agreement to lease for consideration.

x seller
Singh

Buyer
Parvati Singh

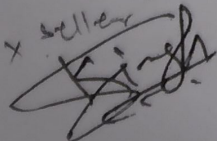
AND WHEREAS:

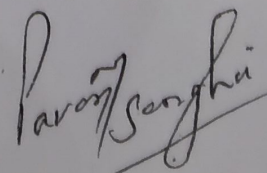
THE Assignor agreed to assign the said Plot of Land along with the Boundary Wall on "AS IT IS WHERE IT IS BASIS" to the Assignee for a total consideration of Rs. 3,00,000/- (Rupees Three Lac Only) which is including the cost of the boundary wall.

BOTH THE PARTIES ARE DESIROUS OF RECORDING THE TERMS AND CONDITIONS AS HEREINAFTER BELOW:

NOW THIS AGREEMENT SHALL WITHNESSETH THAT:

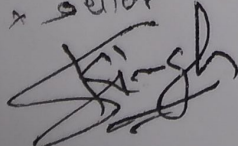
1. The Assignor have agreed to assign all its rights, interest in and upon the Plot of Land being Plot No. 1528, Road No. 17, admeasuring 450 Sq. Mtrs., in the Steel Warehousing Complex, pertaining to Revenue Village- Kalambohi, Tahuka- Panvel, District- Raigad, earmarked for Warehousing and Trading in Iron and Steel (hereinafter called and referred to as "THE SAID PLOT OF LAND"), for a consideration of Rs. 3,00,000/- (Rupees Three Lac Only) including the cost of the boundary wall.
2. The Assignee has agreed to acquire the said plot of Land and also has paid the said sum of Rs. 3,00,000/- (Rupees Three Lac Only) on the execution of these presents.
3. The Assignee has also agreed to complete the construction on the said plot of Land as per the plans to be approved by the Town Planning Officer of the Corporations and other conditions or stipulation, which may be imposed by the Town Planning Officer of the Corporation.
4. The Assignee does hereby agree to fence the plot of Land properly and the Assignee shall not encroach upon any adjoining Land, Road, Pathway or Footpath of the Corporation in any manner whatsoever.
5. It has also been agreed that the expenses on the outer wall around the plot shall be done by the Assignee only.
6. The Assignor have informed the Assignee that the Assignee shall not commence or carry out any work which infringes CIDCO General Development Control Regulations for New Bombay or any other Law for

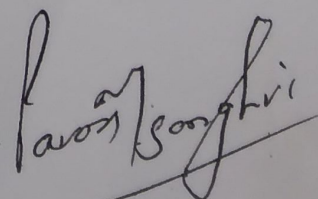
x seller



Assignee

Assignee

7. the time being in force as regards construction of the building on the said land and until the said plans, elevations, selections, specifications and details shall have been so approved as aforesaid and shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved by the Town Planning Officer previously.
8. The Assignee shall be liable to pay all taxes, charges, service charges to the CIDCO on obtaining the physical possession from the assignee.
9. The Assignee shall also pay the Land Revenue for the said Plot of Land.
10. In case the Assignee could not complete the construction work as per the plans approved by the Town Planning Officer within the stipulated time and the Assignor shall apply for re-allotment of the Plots of Land but any cost/ charges/premium to be paid to the Corporations to that effect, shall be paid by the Assignee only.
10. The Assignee shall be entitled to deal with the said plot of Land as per their own choice but subject to the terms and conditions stipulated in the Agreement to lease entered into the Assignor and the Corporations.
11. All costs, charges, expenses in formation and preparation, approving and engrossing of the land of lease or the sale deed shall be borne and paid by the Assignee only.
12. The Assignor do hereby covenant that no notice under any law for the time being in force has been serviced on it and the Agreement to lease is subsisting in force.
13. The Assignor do hereby further covenant that they shall execute or cause to be executed any deed / documents/ agreements for perfectly securing and assuring unto the rights in and upon the said plots of land without demanding any extra premium for the same.
14. The Assignor do hereby further covenant and present that it has full right over the said plot of land and in case any defect in title is noticed and the Assignee are put into loss, damage, risk on account of lack of proper title of Assignor, the Assignor shall reimburse the said loss/ damage to the Assignee.

* seller



Rameshwar

USE: Plot shall be used for COMMERCIAL PURPOSE OF HAVING A WAREHOUSING COMPLEX.

SCHEDULE OF LAND

THAT piece of land known as Plot No.1528, Road No. 17, admeasuring 450 Sq. Mtrs., in the Steel Warehousing Complex, pertaining to Revenue Village- Kalamboli, Taluka- Panvel, District- Raigad, or thereabouts and bounded as follows that is to say:

On the North by : PLOT NO. 1529

On the South by : PLOT NO. 1526

On the East by : PLOT NO. 1565

On the West by : ROAD NO. 17

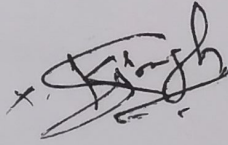
IN WITNESS WHEREOF the parties have hereunto set their hand and seal the day and year first hereinabove written.

SIGNED AND DELIVERED by the
Within named "THE ASSIGNOR"

M/s. JAI MATADI TRANSPORT.

Through its Proprietor

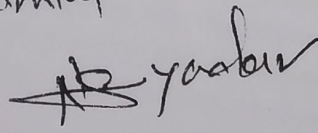
Mr. KHIM SINGH MEHRA,

x 

In the presence of

1) K.L. Sharma, Keshital

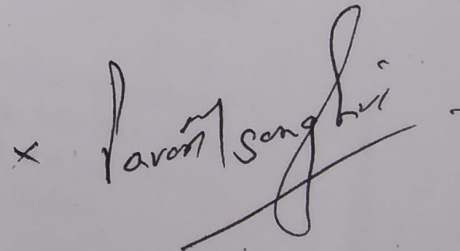
2) Nan Singh Yadav



SIGNED AND DELIVERED by the

Within named "THE ASSIGNEE"

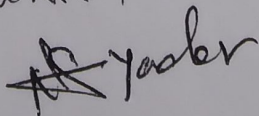
Mr. PAWAN KUMAR MISHRIMALJI SANGHVI

x 

In the presence of

1) K.L. Sharma Keshital

2) Nan Singh Yadav



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONES : 202 2481/202 2420/202 2579
FAX : 00-91-22-202 2509

SITE OFFICE:

Estate Section,
Admn. Bldg., Sector-7E,
Koperkhairane, Navi Mumbai
Kalamboli, Navi Mumbai 410 218.

HEAD OFFICE:

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 791 8100
FAX : 00-91-22-757 1066

Ref. No. CIDCO / EMS / AEO / KLM / 200 5/448

Date 26/12/2005

To,
~~Shri./Smt./M/s.~~ Shakun Enterprises,

311, Loha Bhavan,

P.D. Mello Road,

Mumbai - 400 009.

Sub. : Grant of Permission to transfer Plot No. 1528,
in Sector - KWC at Kalamboli.

Please refer to your Letter dated 23/12/2005.

Since you have paid a sum of Rs. 96,800/- as Transfer Charges, the corporation is
pleased to permit you to transfer and assign your leasehold rights to Shri./Smt./
Pawankumar Mishrimalji Sanghvi subject to the following
terms and conditions.

The transfer and assignment of your leasehold rights shall be effected after obtaining permission
of the Competent Authority under Urban land (Ceiling and Regulations) Act, 1976 by a regular
conveyance according to law at the cost of the portion.

The Deed Assignment shall be registered with the Sub-Registrar of Assurance on or before
25/03/2006.

The Deed of Assignment shall contain the following Covenant :

The Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the
demised premises or his interest therein or part wholly or partly with the possession of the demised
premises or permit any person to use wholly or partly the demised premises PROVIDED THAT
the provisions contained herein shall apply if the Assignee shall perform to the satisfaction of the
Corporation the following conditions :

Before transferring the demised premises, the Assignee shall pay to the Corporation one half
of the difference between the declared premium and the premium paid by the Assignor to the
Corporation for obtaining the lease of the demised premises. Provided that, the payment to
be so made by the assignee to the Corporation shall not be less than Rs. 5000/-.

In the instrument by which the Assignee shall transfer the demised premises, Assignee shall
impose upon the person to whom the demised premises are transferred to perform and

observe to the Corporation all the conditions and covenants of the Lease granted to him including this covenant.

- 3) A true certified copy of the instrument of transfer executed between you Assignee and your transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation : i) "The declared premium" means the premium calculated at such rate of rates as may be determined by the Corporation from time to time.

Explanation : ii) "Nothing contained herein shall apply to mortgage of the demised premises or any part thereof, to the central Govt., a State Govt., a Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

- i) You shall obtain any other permission, as may be required by any other statute or law being in force.

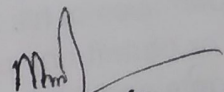
You shall furnish certified copy of the said Deed of Assignment within 7 days from the date of registration.

The permission hereby granted shall lapse and be of no effect if the Deed of Assignment for the intended transfer or assignment is not executed and Lodged for registration with the Registrar of Assurance on or before 25/03/2006. and a certified copy with the registration No and date is deposited with the Corporation in the Estate Section within seven days from the time such registration, for effecting consequential changes in our record.

The Assignee will be liable to pay such service charges as may be fixed by the Corporation from time to time.

Thanking you,

Yours faithfully,


Asst. Estate Officer (Panvel &
(Kalamboli)
ESTATE OFFICER
CIDCO (Pnl. & Klm.)

: Shri./M/s/ Pawankumar Mishrimalji sanghvi,
133, Naihalal Bhavan, 3rd floor,
V.P. Road, Mumbai - 400 004.

C.B.D. Belapur, Navi Mumbai - 400 614
(ESTATE BRANCH ACCOUNT)

Challan No. **E 17428**

Date _____

For credit of the A/c. of CIDCO of
Maharashtra Limited, Navi Mumbai

Challan
for
use of Allottees

Name of Bank : _____

Account No. _____ Rs. 96800/-

Rupees Winty six thousand eight hundred

vide D.D./P.O. No. 29588 Dt. 14/1/85 Bank idbi Bank
Prabhadevi

Shri/Smt Mrs. Shakun Enterprises

on account of Transfer charges

Address of the allottee Plot No - 1528 KWC
Kadamboli

PARTICULARS	Rs.	Ps.
1) Lease Rent		
2) Fees for Certificate		
3) Repayment of HUDCO/HDFC LOAN		
4) Water Charges		
5) Service Charges (Apt.)		
6) Service Charges (Plot)		
7) Rent		
8) Add. Lease Premium		
9) N. A. Cess		
10) D.P.C.		
11) Amt. Recoverable from Social Institution A/c.		
12) Transfer Charges	<u>96800/-</u>	
13) Adm. Charges		
14) Adm. Charges for Mortgage		
15)		
16)		
TOTAL	<u>96800</u>	

Verified and duly
Authenticated



Authorised Official
Estate Officer

(Panvel)
Asst. Estate Officer
(H.O.)
CIDCO Ltd.
CIDCO Bhavan,
Navi Mumbai.

800



Wednesday, January 18, 2006
1:59:55 PM

श्रीपति

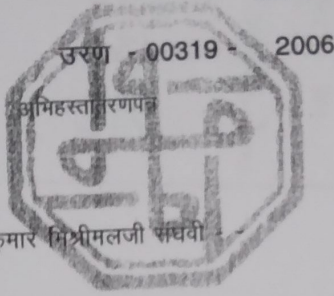
Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 319

दिनांक 18/01/2006

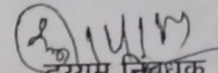
गावाचे नाव कळंबोली
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: पवनकुमार मिश्रीमलजी सधवी

नोंदणी फी	: -	10800.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)	: -	420.00
एकूण	रु.	11220.00

आपणास हा दस्त अंदाजे 2:14PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 1080000 रु. मोबदला: 150000 रु.
भरलेले मुद्रांक शुल्क: 64800 रु.

मुळ दस्तऐवज परत दिला.
लिपीक
दुय्यम निबंधक, उरण
मुळ दस्तऐवज परत मिळाला
avon Singh
पसकाराची सही

800

15 26

ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP

Customer Copy		Deposit Br. Fort CMD	Date: 8/1/06
Pay to: ICICI Bank A/c Stamp only		Frinking Value	Rs. 64,800
		Service Charges	Rs. 10
		Total	Rs. 64,810

Name of Stamp duty paying party:
Pawankumar M. Sanghvi Mumbai

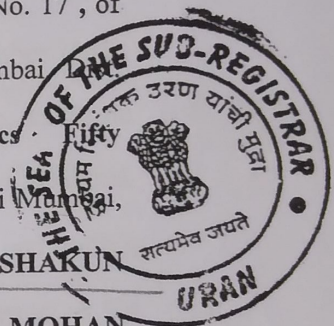
Received with Thanks
TOWARDS PAYMENT OF STAMP DUTY
44/800/10
DD / Cheque No.
Drawn on Bank

(For Bank Use only)
ICICI BANK LIMITED
Mumbai
01201

Officer

TRANSFER OF LEASE BY WAY OF CONVEYANCE DEED

Lease hold rights property being on Plot No. 1528 , on Road No. 17 , of Iron & Steel Ware Housing Complex, Kalamboli, Navi Mumbai Raigad for a value of Rs.1,50,000/- (Rupees One Lacs Fifty Thousand Only) THIS DEED made and entered into at Navi Mumbai,



on this 1st day of January 2006 BETWEEN M/S. SHAKUN ENTERPRISES Thought its Partner SHRI BRIJ MOHAN

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१९/२००६
१/२९

AGGARWAL P. A. Holder Shri Pawankuamr Mishrimalji Sanghvi age year an adult, Indian Inhabitant, office & residing at : 311 , P. D,Mello , Road , Mumbai - 400 009 . hereinafter referred to as 'THE ASSIGNOR' (which expression shall where the context so admits, be deemed to include

SHRI PAWANKUAMR MISHRIMALJI SANGHVI age year an adult, Indian Inhabitant, office & residing at : 133 , Naihahal' Bhava

3rd Floor , V. P. Raod , Mumbai - 400 004 . hereinafter referred t o

'THE ASSIGNEE' (which expression shall where the context so admi be deemed to include his heirs, executors, administrators and assigns) the OTHER PART.

Pawan Sanghvi

Pawan Sanghvi

ICICI BANK LTD
Plot No.5, Sector 19,
Panvel Matheran Road,
New Panvel-410 206,
D-5/STP(V)/C.R.10
TO 739

185791
JAN 06 2006
16:01
MAHARASHTRA

Rs. 00648001-PB5345

WHEREAS :

By a lease Deed made at CBD Belapur, at Navi Mumbai, on the _____ day of _____, between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A Company incorporated under the companies Act 1956 (1 to 1956) and having its Registered Office at Nirmal, 2nd floor, Nriman Point, Mumbai - 400 021, (hereinafter referred to as 'THE CORPORATION') of the ONE PART AND Assignor hereinafter called the OTHER PART. (hereinafter referred to as THE SAID AGREEMENT TO LEASE')

_____ at CBD Belapur, at Navi Mumbai, on the _____ day of _____
AND WHEREAS :

1 By an Agreement to Lease dated the 26th day of December 1985 , the assignor have been allotted a plot of land being Plot No. 1528, on Road No. 17 , in kalamboli ware housing Complex, Navi Mumbai, admeasuring about 450 Sq. Mtrs. earmarked for Warehousing and trading in Iron & Steel and allied items and activities incidental thereto as per demarcation thereof by M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO), ON PAYMENT OF CERTAIN AMOUNT, WHICH THE Assignor has paid in full in the corporation.

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2/29	

AND WHEREAS :

2 The Assignor was granted the lease of plot of land as mentioned above for period of 60 years computing from the date of the said lease, and the Assignor was permitted to enter into upon the said plot of land for the purpose mentioned above therein.



Parvati Songhvi

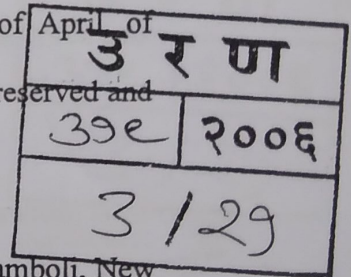
Parvati Songhvi

AND WHEREAS :

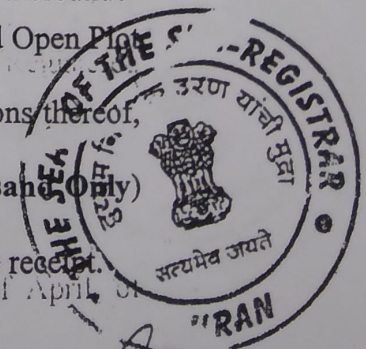
3 A lease deed made between the City and Industrial Development Corporation and the Assignor and the Assignor has paid a proper Stamp Duty of Rs. 5,360/- and the same has been registered with the Sub-Registrar of Assurances Panvel, on its Registration No.

4 Assignee has paid on behalf of Assignor, agreed premium of Rs. 96,800/- (Rupees Ninety Six Thousand Eight Hundred Only) to the Corporation for the purpose of Transfer permission.

5 THE ASSIGNOR as per the said Agreement to lease dated 26th day of December 1985 and also the Lease Deed executed on day of , to nevertheless to the provisions of the MRTTP Act, 1966, (Mah. XXXVII of 1966) and the rules thereunder paying thereof yearly during the said term into the Lessor at the Registered Office of the lessor or otherwise required the yearly rent of Rs. 1,00/- from the 1st April to 31st March or any part thereof, the said rent to be paid in advance without any deduction whatsoever on the 1st day of April of within 30 days therefrom in each and every year, and thereby reserved and the covenants and conditions thereunder contained.



6 The Assignees being in need of the Plot at Kalamoli, New Bombay, approached the Assignor and requested to sell the said Open Plot as comprised in the said lease subject to the terms and conditions thereof, for a sum of Rs. 1,50,000/- (Rupees One Lacs Fifty Thousand Only) the amount whereof, the Assignor doth hereby acknowledge the receipt.



Parvati Singhvi

Parvati Singhvi

AND WHEREAS :

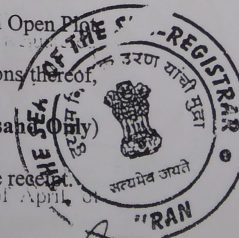
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392	2006
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Parvati Sanghvi

Parvati Sanghvi

7 The Assignor has assured the Assignees that he has the full right, title and interest to grant, sell assign, release, convey and assure unto the Assignee, the said Open Plot.

8 In the terms of the Covenant No. - 3 (0) of the said Lease, the Assignor obtained permission in writing from the corporation for transfer of the said Open Plot to the Assignee jointly, for which the Assignee on behalf of Assignor paid one half of the difference between the declared premium and the premium of the said land paid by the Assignor to the Corporation.

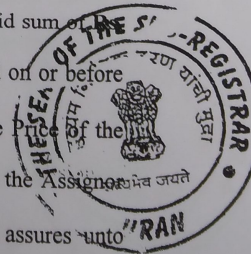
9 The Corporation has granted the requisite permission to the Assignor to granted the requisite permission to the Assignor to transfer the said Open Plot under its Letter No. CIDCO / EMS / EO / KLM / 448 , DATED 26 / 12 / 2005 , on the terms and conditions mentioned therein which have been fully complied with by the Assignor.

10 The Assignor has handed over the peaceful possession of the said Open Plot to the Assignee and the Assignees admits received possession of the same.

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THIS INDENTURE NOW WITNESSETH THAT :

1. In consideration of the Premises and of the said sum of 1,50,000/- (Rupees One Lacs Fifty Thousand Only) paid on or before execution of these presents by the Assignee, being the Sale Price of the Open Plot as described in the Schedule I hereunder written, the Assignor doth hereby grants, conveys, sells, transfers, assigns and assures unto Assignee all her/his lease - hold rights / estate of interest in the said Open Plot acquired under and by virtue of the hereinbefore Lease together with



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Parvati Singhvi

the said plot TOGETHER WITH all rights, easement and appurtenance thereto belonging to have and hold the same for the unexpired terms of the said lease together with all benefits and advantage for the term of Sixty years computed from the 6th day of April, 1993 subject nevertheless to the provision of the said Act, 1966, and a subject to the covenants, agreements and conditions provided therein, such as :

a) During the said terms hereby created to pay into the said rent at times, on the days and in the manner hereinbefore appointed for payment thereof clear of all deductions.

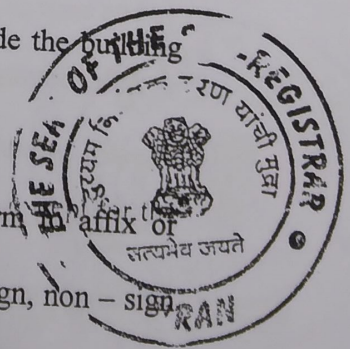
b) To pay all existing and future taxes rates, assessments, Land revenue and outgoing of every description for the time being payable either by land lord or tenant or by the Occupier in respect of the Open Plot and anything for the time being thereon. At present there are no taxes.

c) Not to make any excavation upon any part of the said land hereby Plot nor to remove any stone, gravel, clay or earth therefrom except for the purpose of forming of foundations of the building/s of for the purpose of any work pursuant to the terms of this Lease.

d) Not to erect any building/s, erection or structure except a compound wall and steps and garages and necessary adjusts hereto as hereinafter provided on any portion of the said land outside the building line shown upon the said Plan.

e) Not at any during the continuance of the said term affix or display on or from the Open Plot any sign - board, sky - sign, non - sign or advertisements with/ without illumination or otherwise unless the

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cosset in writing of the Managing Director has been previously obtained thereto.

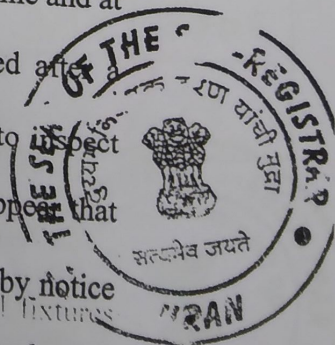
f) Not any time during the period of this Demise to erect any building / structure on any portion of the said land / add to any existing building except with the previous written permission of the Corporation which the Corporation shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment for additional premium.

g) That no alteration / addition shall be made to the façade or elevation of any building or erection erected and standing on the Open Plot or Architectural features thereof except with the previous written permission of the Managing Director.

h) Through out the said term at Lessee's expense well and substantial to repair / pave and keep in good condition to the satisfaction of the Managing Director of CIDCO, the said Building and the Premises and Drains, Compound wall and Fences thereunto belonging and all fixtures and all additions thereto.

i) To permit the Managing Director and the Officer/s, Surveyor/s, Workmen or other/s employed by the Corporation from time to time and at all reasonable times of the day during the term hereby granted after 4 weeks previous notice to enter into or upon the Open Plot and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Assignee call upon him to execute the repairs or such works and

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upon his failure to do so within a reasonable time the Corporation may execute time at expenses in all respect of Assignee).

j) Not to do or permit anything to be done on the Open Plot which may be a nuisance, annoyance or disturbance to the Owners, Occupiers or residents of other premises in the vicinity.

k) To use the Open Plot for the purpose of having a WAREHOUSING COMPLEX and shall not use for any other purposes.

l) To indemnify and keep indemnified the Corporation against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

m) To make the Corporation a yearly payment at such rate as may be determined from time to time by the Corporation as its contribution to the cost of establishing maintaining civil amenities such as road, water drainage, conservancy for the Open Plot regardless of the extent of benefit derived by it from such amenities. Provided that no payment shall be made

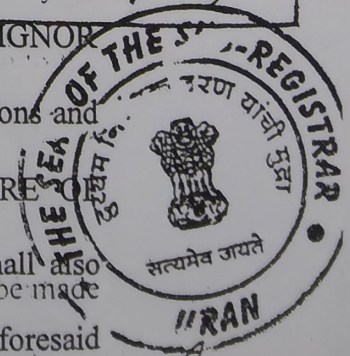
one year after such civic amenities have been transferred to a Local authority constituted under any Law for the time being in force. The payment shall be paid on the first day of 25TH April within 30 days.

2 THE ASSIGNEE doth hereby covenants with the ASSIGNOR

that the ASSIGNEE shall observe and perform the terms, conditions and covenants contained in the here in above recited INDENTURE OF

LEASE insofar as the same relates to the said Premises and shall also observe and comply with the Bye-Laws (Annexure 'C') to the aforesaid

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Declaration and shall INDEMNIFY and keep indemnified the Vendor against non observance or nonperformance thereof by him.

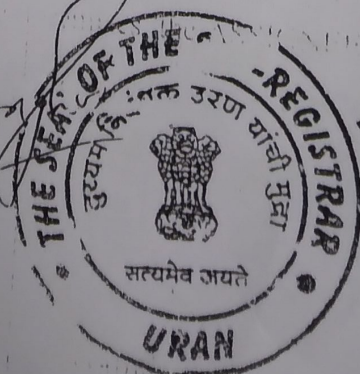
3 THE ASSIGNEE doth hereby covenant with the ASSIGNOR and undertake that the ASSIGNEE shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premise or his interest with the possession of the demised or permit any person to use wholly or partly the Open Plot PROVIDED THAT nothing contained herein shall apply if the Assignee shall perform to the satisfaction of the Corporation the following conditions :-

1 Before transferring the said Open Plot, the Assignee shall pay to the Corporation one half of the difference between the declared premium and the premium paid by the Assignor to the corporation for obtaining the lease of the demised premises. Provided that the payment to be made by the Assignee to the Corporation shall not be less than Rs. 5,000/- (Rupees Five Thousand Only)

2 In the instrument by which the ASSIGNEE shall transfer the said demised premises, the ASSIGNEE shall impose upon the person to whom the Open Plot are transferred to perform and observe to the corporation all the conditions and covenants of the lease granted to him including this covenant.

3 A true certified copy of the instrument of transfer executed between the Purchaser and the TRANSFEROR is deposited with the Estate Officer of the corporation within seven days from the day of its execution.

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EXPLANATION :-

i) The Declared premium means the premium calculated at such rate or rates as may be determined by the corporation from time to time.

EXPLANATION :-

ii) Nothing contained herein shall apply to the mortgage of the said Open Plot or any part thereof to the Central Government, State Government, A Nationalized Bank, Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Limited or an Employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

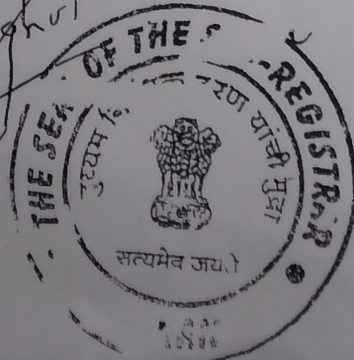
SCHEDULE OF THE SAID PLOT OF LAND :

ALL that piece of land known as Plot No. 1528, on Road No. 17, in Kalamboli Ware Housing Complex, containing by admeasuring 450.00 Sq. Mtrs., Navi Mumbai, or thereabouts and bounded as follows :

THAT IS TO SAY

ON THE NORTH BY : PLOT NO. 1529
ON THE SOUTH BY : PLOT NO. 1526
ON THE EAST BY : PLOT NO. 1565
ON THE WEST BY : ROAD NO. 17

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Pavani Sanghvi

Pavani Sanghvi

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

SIGNED AND DELIVERED by the

Withinamed 'ASSIGNOR'

M/S. SHAKUN ENTERPRISES

Thought its Partner

SHRI BRIJ MOHAN AGGARWAL

(P. A . Holder Shri Pawankuamr Mishrimalji Sanghvi)

Pawan Sanghvi

In the presence of

1) Shri/Smt *J. V. Behra*

2) Shri/Smt *S. M. Nayak*

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SIGNED AND DELIVERED by the

Withinamed 'ASSIGNEE'

SHRI PAWANKUAMR MISHRIMALJI SANGHVI

In the presence of

1) Shri/Smt *J. V. Behra*

2) Shri/Smt *S. M. Nayak*

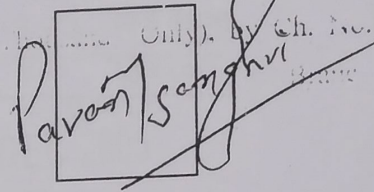


RECEIPT

RECEIVE OF AND FROM the withinamed ASSIGNEE **SHRI PAWANKUAMR MISHRIMALJI SANGHVI** the sum of Rs. **1,50,000/-** (Rupees One Lac Fifty Thousand Only), by Ch. No. drawn on Bank Ltd. Branch dated being the full and final consideration of the Sale Price as agreed to under these presents in respect of the Plot No. **1528**, Road no. **17**, Kalamboli warehousing Complex, Kalamboli, Navi Mumbai, admeasuring **450.00** Sq. Mtrs. at Kalamboli, Navi Mumbai.

I ACKNOWLEDGE RECEIPT

Rs. 1,50,000/-

..... Fifty Only). by Ch. No.
✓ 

P. A. HOLDER OF M/S. SHAKUN ENTERPRISES

Thought its Partner

SHRI BRIJ MOHAN AGGARWAL

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Annexure should not be registered

भारतीय गैर न्यायिक



राष्ट्र MAHARASHTRA

रूपये 50 अ.क्र. 1352 शांती झेरोवत

E 546703

दिनांक 15 DEC 2005

नांव पवनकुमार रत. सुंदरी

धर्तीने स्वतः पुत्र

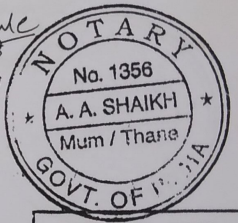
दिनांक 16 DEC 2005

अधिकारी, पनवेल.



पत्ता : कं. एल. 4/21/08
सेक्टर - 3ई, कळंबोला

M. S. Sankar
एम. के. सणई
रॉय वेडर, कळंबोला



GENERAL POWER OF ATTORNEY

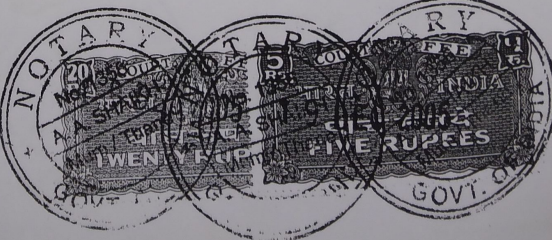
TO ALL TOWHICH THESE PRESENTS SHALL COME :

I/WE , M/S. SHAKUN ENTERPRISES Through its Partner SHRI

AGGARWAL Adult , Indian Inhabitant having their Residing / Office at : 311 , Loha

Bhavan , P. D,Mello Road , Mumbai – 400 009 .

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BRI MOHAN	



भारतीय गैर न्यायिक



पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

राष्ट्र MAHARASHTRA

रुपये 50 अ.क. 1352 शांती भेरोन्स

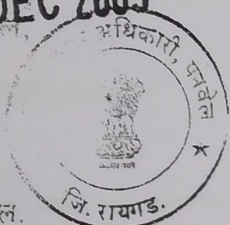
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दिनांक 15 DEC 2005

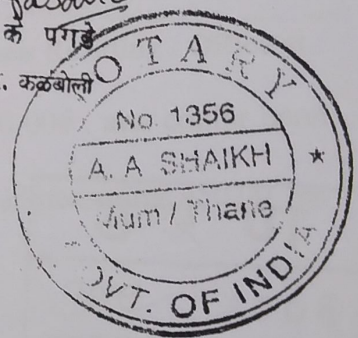
नांव पवनकुमार एस. खेवरी

वतीने एवढे: गुब्बरे

दिनांक 16 DEC 2005



पत्ता : कं. एल. ५/१८/०१ एम. क. पगडे
सेक्टर - ३ई, कळंबोली



= 2 =

AND WHEREAS :

We have been Purchased a KWC Plot No. 1528 , Road No. 17 , admeasuring 450.00 Sq. Mtrs., in Kalamboli Warehousing Complex, Kalamboli, Navi Mumbai, by M/s. City and Industrial Development Corporation of Maharashtra Limited under an Agreement to Sell Dated. 26TH day of December 1985 we were given the physical possession of the plot on the same day.



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AND WHEREAS :

Due to certain personal reasons and for the sake of convenience We had appointed SHRI PAWANKUMAR MISHRIMALJI SANGHVI adult , Indian Inhabitant , having their Residing / Office at : 133 , Naihalal Bhavan , 3RD Floor , V. P. Road , Mumbai – 400 004 .

AND WHEREAS :

At the time of execution of lease deed and conveyance deed of Plot No. 1528 , in warehousing Complex at Kalamboli power of attorney prepare to produce in CIDCO & to office of the sub registrar at Panvel the Power of Attorney shall have no effect and stand cancelled on execution of this agreement

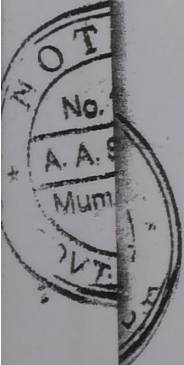
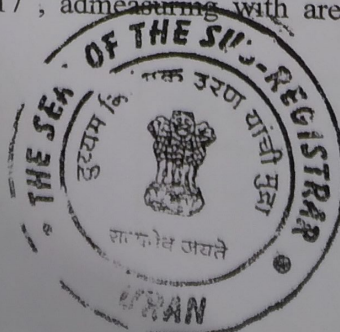
AND WHEREAS :

For the sake of convenience we desirous to appointing SHRI PAWANKUMAR MISHRIMALJI SANGHVI Adult , Indian Inhabitant , having their Residing / Office at : 133 , Naihalal Bhavan , 3RD Floor , V. P. Road , Mumbai – 400 004 . and confer upon them the powers in respect of Plot No. 1528 , Road No. 17 , admeasuring 450.00 Sq. Mtrs.

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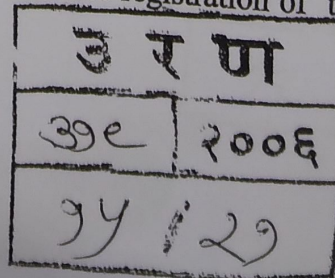
NOW THESE PRESENTS SHALL WITNESS THAT :

WE above mention director do hereby Irrevocably Constitute and appoint : SHRI PAWANKUMAR MISHRIMALJI SANGHVI Adult , Indian Inhabitant , having their Residing / Office at : 133 , Naihalal Bhavan , 3RD Floor , V. P. Road , Mumbai – 400 004 . as my lawful attorney to do or cause to be done the following things, matters in respect of the Plot No. 1528 , Road No. 17 , admeasuring with area 450 . 00 Sq. Mtrs, at Kalamboli , Navi Mumbai.



THAT IS TO SAY:

1. To take over physical possession of the said Plot No. 1528 , area 450 . 00 sq mtrs at Kalamboli, Navi Mumbai .
2. To set up, commence and carry on his ride in its ordinary course in the said plot.
3. To pay legal charges to the Corporation , CIDCO & B.M.R.D.A. Committee any premium for obtaining the permission. Transfer charges by the purchaser SHRI BHARAT TALAKCHAND DOSHI & SHRI MALAY BHARAT DOSHI
4. To apply for the lease Deed, present it to Sub-Registrar of Assurances, Panvel, admit the execution of the same and to pay the Registration Charges.
5. To apply to the Corporation in the prescribed form and seek the requisite permission to transfer the leasehold rights.
6. To pay the Corporation the differential premium between the declared price and original purchase price of the said Godown for obtaining the N.O.C. from the Corporation by the purchaser only
7. To execute and to sign the Indenture of Transfer of lease by way of Assignment or Deed of Assignment in favour of the Attorney or any person of him (Attorney' choice).
8. To present the Indenture of Transfer of lease by way of Assignment to the Sub-Registrar of Assurances and admits the execution.
9. To do all things, matters, incidental to the execution and registration of the lease by the Corporation.



10. AND GENERALLY to do all things, matters, Deed in respect of the said PLOT NO. 1528 , area admeasuring 450 . 00 Sq Mtrs, and subsequent Transfer thereof to the name of my Attorney or any person of his choice. I, do HEREBY agree to ratify all things , matters lawfully done by the Attorneys by virtue of these present

THE SPECIMEN SIGNATURES OF THE ATTORNEY SHRI PAWANKUMAR MISHRIMALJI SANGHVI ARE APPENDED BELOW AND I IDENTIFY AND CONFIRM THE SAME:

Pawan Sanghvi
.....

Pawan Sanghvi
.....

IN WITNESS WHEREOF I / WE , M/S. SHAKUN ENTERPRISES Through its Partner SHRI BRIJ MOHAN AGGARWAL Set and subscribed our hands on this..... day of at Navi Mumbai.

IDENTIFIED BY ME

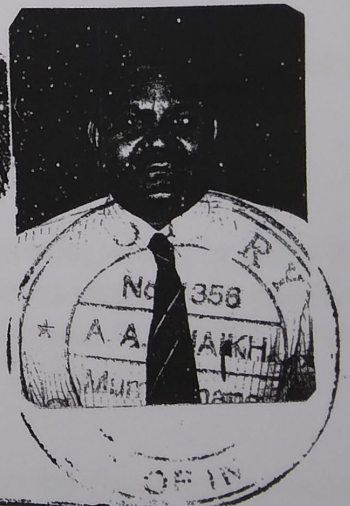


Mohan B Aggarwal

M/S. SHAKUN ENTERPRISES

Through its Partner

SHRI BRIJ MOHAN AGGARWAL



EXECUTANT



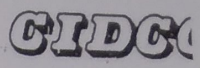
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BEFORE ME,

[Signature]
ATTESTED 21/12/05

A. A. SHAIKH-NOTARY

Same copy



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITE

REGD. OFFICE: "NIRMAL", 2nd Floor, Nariman Point, Mumbai - 400 021. PHONES : 202 2481/202 2420/202 2579 FAX : 00-91-22-202 2509

SITE OFFICE: Estate Section, Admn. Bldg., Sector-7E, Koperkhairane, Navi Mumbai Kalamboli, Navi Mumbai 410 218.

HEAD OFFICE: CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. PHONES : 791 8100 FAX : 00-91-22-757-1066

Ref. No. CIDCO / EMS / AEO / KLM / 200 5 / 448

Date 25/12/2005

To, Shri./Smt./ M/s. Shakun Enterprises,
311, Loha Bhavan,
P.D. Mello Road,
Mumbai - 400 009.

Sub. : Grant of Permission to transfer Plot No. 1528,
in Sector - KWC at Kalamboli.

Sir,

Please refer to your Letter dated 23/12/2005.

Since you have paid a sum of Rs. 96,800/- as Transfer Charges, the corporation is pleased to permit you to transfer and assign your leasehold rights to Shri./Smt./ M/s/ Pawankumar Mishrimalji sanghvi subject to the following terms and conditions.

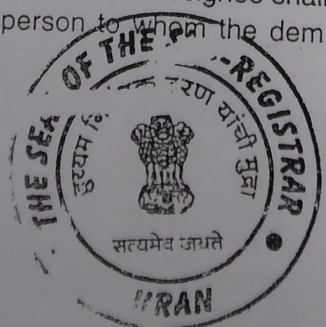
- a) The transfer and assignment of your leasehold rights shall be effected after obtaining permission of the Competent Authority under Urban land (Ceiling and Regulations) Act, 1973 by a regular conveyance according to law at the cost of the portion.
- b) The Deed Assignment shall be registered with the Sub-Registrar of Assurance on or before 25/03/2006.

The Deed of Assignment shall contain the following Covenant :

The Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Assignee shall perform to the satisfaction of the Corporation the following conditions :

- 1) Before transferring the demised premises, the Assignee shall pay to the Corporation one half of the difference between the declared premium and the premium paid by the Assignor to the Corporation for obtaining the lease of the demised premises. Provided that, the payment to be so made by the assignee to the Corporation shall not be less then Rs. 5000/-.
- 2) In the instrument by which the Assignee shall transfer the demised premises, Assignee shall impose upon the person to whom the demised premises are transferred to perform and

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observe to the Corporation all the conditions and covenants of the Lease granted to him including this covenant.

3) A true certified copy of the instrument of transfer executed between you Assignee and your transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation : i) "The declared premium" means the premium calculated at such rate of rates as may be determined by the Corporation from time to time.

Explanation : ii) "Nothing contained herein shall apply to mortgage of the demised premises or any part thereof, to the central Govt., a State Govt., a Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

You shall obtain any other permission, as may be required by any other statute or law being in force.

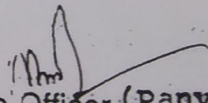
You shall furnish certified copy of the said Deed of Assignment within 7 days from the date of registration.

The permission hereby granted shall lapse and be of no effect if the Deed of Assignment for the intended transfer or assignment is not executed and Lodged for registration with the Registrar of Assurance on or before 25/03/2006. and a certified copy with the registration No and date is deposited with the Corporation in the Estate Section within seven days from the time such registration, for effecting consequential changes in our record.

The Assignee will be liable to pay such service charges as may be fixed by the Corporation from time to time.

Thanking you,

Yours faithfully,


Asst. Estate Officer (Panvel
(Kalamboli)
ESTATE OFFICER
CIDCO (Pnl. & Kln

Atty./Shri./M/s/ Pawankumar Mishrimalji Sanghvi,
133, Nihalal Bhavan, 3rd floor,
V.P. Road, Mumbai - 400 004.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
CIDCO BHAYAN, CBO, NEW BOMBAY

PART LAY OUT OF WARE HOUSING COMPLEX- AT KALAMBOLI.

DRG. NO. WH-3 (SP-5)

DATE - 6TH NOV 1984

SCALE - 1:1750

Mur
DY C P (S)

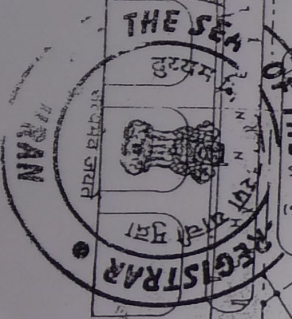
LEGEND APPROXIMATE AREA

	900 M ² PLOTS 20X45M
	450 M ² PLOTS 15X30M
	250 M ² PLOTS 10X25M
	175 M ² PLOTS 10X17.5M

REVISION

Assistant Engineer C
City & I.C.D.

S. Jagjit Singh



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1005
9/2/89

01/2006
12:03 pm

दुय्यम निबंधकः
सह दु.नि.पनवेल 2

दस्त गोषवारा भाग-1





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दस्त क्र 319/2006

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क्रमांक : 319/2006

प्रकार : अभिहस्तांतरणपत्र

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पवनकुमार मिश्रीमलजी संघवी - - पत्ता: घर/फ्लॅट नं: 133,नेहालाल भवन,व्ही पी रोड,मुं.4 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AGIPS 3	लिहून घेणार वय 46 सही Pavansonghi		
2	नाव: मे.संकुल एंटरप्रायझेस तर्फे भागीदार ब्रिज मोहन अग्रवाल तर्फे अख.पवनकुमार मिश्रीमलजी संघवी - - पत्ता: घर/फ्लॅट नं: 311,पी डीमेलो रोड,मुं.9 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/	लिहून देणार वय 46 सही Pavansonghi		





दस्त गोषवारा भाग - 2

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दस्त क्रमांक (319/2006)

29129

दस्त क्र. [उरण-319-2006] चा गोषवारा
बाजार मुल्य : 1080000 मोबदला 150000 भरलेले मुद्रांक शुल्क : 64800

पावती क्र.: 319 दिनांक: 18/01/2006
पावतीचे वर्णन
नांव: पवनकुमार मिश्रीमलजी संघवी - -

दस्त हजर केल्याचा दिनांक : 18/01/2006 01:57 PM
निष्पादनाचा दिनांक : 18/01/2006
दस्त हजर करणा-याची सही :

Pavansingh

10800 : नोंदणी फी
420 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

11220: एकूण

Pavansingh
दु. निबंधकाची सही, सह दु.नि.पनवेल 2

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 18/01/2006 01:57 PM
शिक्षका क्र. 2 ची वेळ : (फी) 18/01/2006 02:00 PM
शिक्षका क्र. 3 ची वेळ : (कबुली) 18/01/2006 02:00 PM
शिक्षका क्र. 4 ची वेळ : (ओळख) 18/01/2006 02:01 PM

दस्त नोंद केल्याचा दिनांक : 18/01/2006 02:01 PM

ओळख :

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

1) जयदेव वसंत बहिरा- - , घर/फ्लॉट नं: ई-1/9/सी-6, से3इ, कळबोली

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) महेंद्रकुमार चौधरी- - , घर/फ्लॉट नं: प्लॉट नं: पीएपी 57, एम आय डी सी, तळोजा

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Mahendra Kumar

Pavansingh
दु. निबंधकाची सही
सह दु.नि.पनवेल 2

प्रमाणित करणेत देते की, हा दस्तऐवज
दु. नि.पनवेल 2 पाने आहे.

Pavansingh
दुय्यम निबंधक,
उरण.

9 नंबराचे बुकाचे 39E नंबरी
नोंदला.

Pavansingh
दुय्यम निबंधक, उरण.
तारीख १८ माहे ०१ सन २००६



दस्तक्रमांक व वर्ष: 319/2006

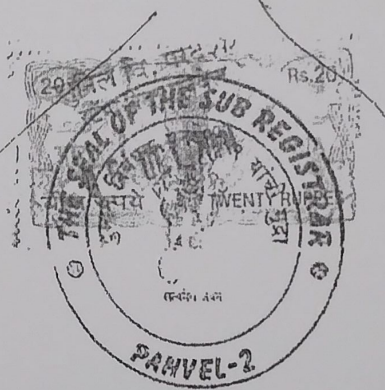
Thursday November 19, 2020

2:23:30 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कळंबोली

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप अभिहस्तांतरणपत्र व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 150,000.00 वा.भा. रु. 1,080,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन ओपन प्लॉट नंबर 1528, रोड नंबर 17, सेक्टर के डब्ल्यु सी, कळंबोली स्टील मार्केट कळंबोली ता.पनवेल, जि.रायगड.
- (3) क्षेत्रफळ (1) 450 चौ.मी. खुलीजागा.
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्ताऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे संजुल एंटरप्रायझेस तर्फे भागीदार विज मोहन अग्रवाल तर्फे अख.पवनकुमार मिश्रीमलजी सघवी - ; घर/फ्लॅट नं: 311, पी डीमेलो रोड, मु.9, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: घो पत्र.
- (6) दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पवनकुमार मिश्रीमलजी सघवी - ; घर/फ्लॅट नं: 133, नेहालाल भवन, व्ही पी रोड, मु.4; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: AGIPS 3322 F.
- (7) दिनांक करून दिल्याचा 18/01/2006
- (8) नोंदणीचा 18/01/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 319 /2006
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 64800.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 10800.00
- (12) शंरा



संलग्नक पत्र
मी नक्कल केलेली
मी वाचली
मी रुजवात घेतली
अस्सल बरहुकूम नक्कल

Designed & developed by SARITAC Pune

सहदुय्यम निबंधक वर्ग-२
(पनवेल-२)

श्री. श्रीमंत. धर्मावंत मोरारि सा.पनवेल यांचे
दि. १९/११/२०२० च्या अर्जांनुसार मागणी केल्यावरून
बरहुकूम नक्कल दिली दिनांक १९/११/२०२०
न.अ.क्र. ९३०/२०२०

Page 1 of 1

SARITAC REPORTS VERSION 5.2.13
सहदुय्यम निबंधक, वर्ग-२
(पनवेल-२)



POSSESSION RECEIPT

CERTIFICATE OF HENDING / TAKING OVER THE PHYSICAL POSSESSION
OF PLOT NO. 1528, SECTOR. KWC, ROAD NO. 17,
ADMEASURING 450 SQ.MTRS IN THE STEEL MARKET YARD,
PERTAINING TO VILLAGE:- KALAMBOLI, TALUKA:- PANVEL, DISTRICT:-
RAIGAD.

Mr. KHIM SINGH MEHRA,

an adult, Indian Inhabitant, HAVING ADDRESS AT: Room No. 21

3rd Floor, Silkey Apartment, Kisan Nagar-II

Road no 16, Thane

do hereby certify & confirm that I have handed over the vacant
peaceful & physical possession of the said plot to Mr.

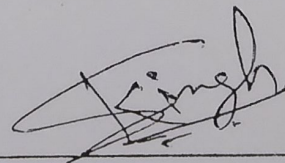
Pawan Kumar Mishri majji Sanghvi,

an adult, Indian Inhabitant, HAVING ADDRESS AT: 133

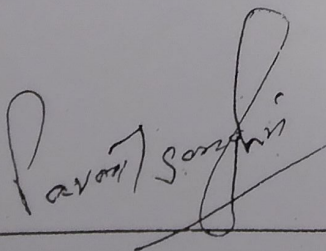
Math 1st Bhavan, 3rd Floor, V.P. Road

Mumbai. 400004

the purchaser as per agreement of sale dated made between us &
having consideration received by me.



(Seller)



(Purchaser)