



Thursday, October 27, 2005

5:01:07 PM

2

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 10353

दिनांक 27/10/2005

गावाचे नाव सहार

दस्तऐवजाचा अनुक्रमांक

वदर9 - 10360 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: मे/- आरगस ग्लोबल लॉजिस्टीक प्रा लि चे अॅथो सिग्नेटरी महेश पी
त्रिखा - -

नोंदणी फी

:- 30000.00

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

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)

:- 220.00

एकूण

रु.

30220.00

आपणास हा दस्त अंदाजे 5:15PM ह्या वेळेस मिळेल

दुय्यम निबधक

सह. दुय्यम निबधक अंवेरी-३,
मुंबई उपनगर जिल्हा.

बाजार मुल्य: 1803244 रु. मोबदला: 33000000 रु.

भरलेले मुद्रांक शुल्क: 165000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा;

डीडी/घनाकर्ष क्रमांक: 360890; रक्कम: 30000 रु.; दिनांक: 27/10/2005

REGISTERED ORIGINAL DOCUMENT


DELIVERED ON. 27/10/05

Customer Copy		
Deposit By	Date 27/10/05	
Pay for	Acct Stamp Duty Mumbai	
Franking Value	Rs	665,000/-
Service Charges	Rs	10/-
Total	Rs	165,010/-
Name of Stamp duty paying party ANGELOS GLOBAL LOGISTICS Pvt. Ltd. AGE CHAMBERS 150, VILLAGE KAPASHETA NEW DELHI.		
DD / Cheque No. 186999		
Drawn on Bank CITIBANK		
Received With Thanks Rs: 165,000/- Payment of Stamp Duty		
(For Bank's Use Only)		
Tran ID		
Franking Sr. No.		
Office		

AGREEMENT FOR SALE


For Aerys Global Logistics Pvt. L

Authorized Signature _____



(ii) the balance sum of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only)
is paid here with as under.

Sr. No.	Draft No.	Dated	Drawn on	Amount Rs.
A	085259	25/10/05	Citi Bank Connaught, Circus, New Delhi	8,00,000/-
B	087608	25/10/05	S. B. I. Commercial Branch Gurgaon	20,00,000/-
C	443454	26/10/05	S. B. I. Vasant Kunj, New Delhi	1,75,000/-
D	443463	26/10/05	S. B. I. Vasant Kunj, New Delhi	2,25,000/-



2. The Vendor & Purchaser shall apply to the society and obtain their written permission for transferring the said premises to the Purchaser herein.

3. The Vendor declares that he has paid all the amounts due and payable to the society till date. The society transfer charges shall be borne by the Vendor and Purchaser equal shares.

4. The Vendor hereby declares that he has good right and absolute authority to enter into this Agreement and transfer the said premises and the Vendor has not done any act, matter or thing whatsoever whereby the Vendor is prevented from agreeing to transfer or assign the said premises in favour of the Purchaser.

5. The Vendor hereby covenants with the Purchaser as follows:-

i) That the Vendor is the absolute owner of the said shares and the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, line, gift, trust, lease, full power and absolute authority to sell and transfer the same to the Purchaser.

ii) That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said shares and nor the said premises are subject matter of any litigation nor are the same or any of them attached in execution of any decree in favour of any person in respect of the said premises;

iii) That the Vendor has duly observed and performed the rules and regulations bye-laws of the said society and paid up to date his contribution in the nature of outgoings dues, taxes, etc. to the society and that the membership of the Vendor is valid and subsisting and is not terminated by the society.



iv) That the vendor shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said shares and the premises unto and the use of the Purchaser forever.

v) That the Vendor shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior to the execution of these presents and until the date of handing over the vacant possession of the said premises whichever is letter.

6) The Purchaser hereby agrees and undertakes to become the member of the said Atlanta Tower Premises Co-op. Society Ltd., and abide by its rules, regulations, bye-laws.

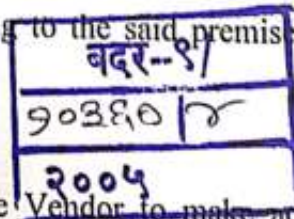
7) The Vendor further undertaken to pay all the outgoings, maintenance charges and other charges in respect of the said premises up to the date of handing over the possession. After handing over the possession the Purchaser shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises from the date of taking over vacant possession.

8) The Vendor agrees and undertakes that he will execute such further writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all his right, title and interest in respect of the said premises.

9) The Stamp Duty and Registration charges in respect of this transfer shall be borne and paid by the Purchaser alone.

10) The Vendor hands over vacant and peaceful possession of the said premises along with all the original documents pertaining to the said premises to the Purchaser along with this Agreement.

11) The Purchaser shall not be called upon by the Vendor to make additional payment or any other sum of money other than that has been expressly agrees upon with the Vendor in these presents.



[Handwritten signature]

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and first hereinabove written :

THE SCHEDULE ABOVE REFERRED TO :

Flat No. 302, on the 3rd floor of the Building known as " ATLANTA TOWER " situated at, Atlanta Tower Premises Co-operative Society Ltd., Sahar Road, Andheri (E), Mumbai - 400 099. area admeasuring 560 sq. ft. Carpet / Built Up corresponding CTS No. 20 of Village Sahar, in the Registration District and Sub District of Mumbai City and Mumbai Suburban.

SIGNED SEALED AND DELIVERED

by the withinnamed Vendor

MR. SUBHASH WIG

In the presence of :

1. *G. M. Malik*
G. S. Malik.

2. *Beena Salian*
Beena Salian

SIGNED SEALED AND DELIVERED

by the withinnamed Purchaser

MS. AARGUS GLOBAL LOGISTICS PVT. LTD.)

Through its authorized signatory

MR. MAHESH P. TRIKHA

In the presence of :

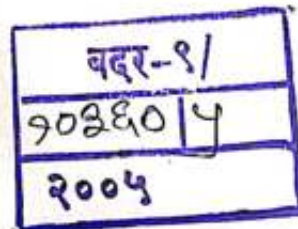
1. *G. M. Malik*
G. S. Malik.

2. *Beena Salian*
Beena Salian

For Aargus Global Logistics Pvt. Ltd.

Authorised Signatur

) . PAN-NO- AAA CP3701A



RECEIPT

RECEIVED from the Purchaser a sum of of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) being the balance consideration, towards the sale of flat No. 302 as under:

Sr. No.	Draft No.	Dated	Drawn on	Amount Rs.
A	085259	25/10/05	Citi Bank Connaught, Circus, New Delhi	8,00,000/-
B	087608	25/10/05	S. B. I. Commercial Branch Gurgaon	20,00,000/-
C	443454	26/10/05	S. B. I. Vasant Kunj, New Delhi	1,75,000/-
D	443463	26/10/05	S. B. I. Vasant Kunj, New Delhi	2,25,000/-

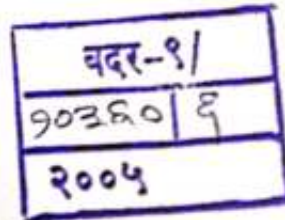
Rs. /-

I Say Received
MR. SUBHASH WIG

WITNESSES :

1.

2.



ATLANTA TOWERS
Premises Co-operative Society Ltd.

(REGN. NO. MUM/WK-E/GNL/[O]/1177 of 2004, DATED 08.12.2004)

2

SAHAR ROAD, C.T.S. NO. 20, VILLAGE - SAHAR, ANDHERI (EAST) MUMBAI - 400 099

REF. NO.

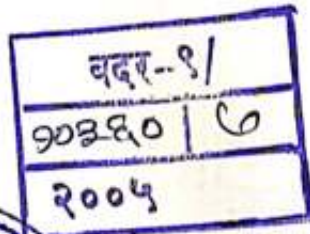
DATE 24.10.2005

Certificate

To whomsoever it may concern

This is to certify the following particulars of
a flat in our society.

Flat No.	: 302
Building Name	: ATLANTA TOWER
Floor	: 3RD FLOOR
Area	: 560
Building Construction	: GROUND + 5 FLOORS
Year of Construction	: 1981
CTS No.	: CTS No. 20
Village	: SAHAR
TALUKA	: ANDHERI
District	: MUMBAI

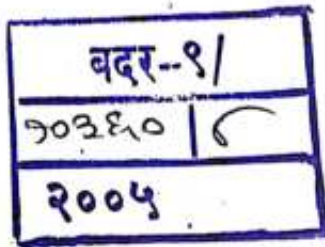


For ATLANTA TOWERS PREMISES CO-OP. SOC. LTD.

CHAIRMAN

SECRETARY

TREASURER



C. T. O. 73

112%

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सत्य-प्रतिलिपि

नगर भूगोपन भाषांतरालिखितः



बदर--९/.

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2004

दुय्यम निबंधक:

अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 10360/2005

10360/2005

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

आरगस ग्लोबल लॉजिस्टिक्स प्रा लि व अर्थी
महेश पी त्रिखा - -
घर/फ्लॅट नं: 150
रस्ता: -
सीधे नाव: विलेज कापाशेरा
त नं: -
साहत: -
गाव: न्यु दिल्ली

लिहून घेणार

वय 48

सही



सुभाष विग - -

घर/फ्लॅट नं: 5

रस्ता: -

सीधे नाव: एड्डनवाला रोड

त नं: 01

साहत: -

गाव: मादुंगा

त नं: -

वय: 19

बंद: -

लिहून देणार

वय 50

सही



वदर-९/

१०३६०/१०

२००५



दस्त गोपवारा भाग - 2

10360-2005] चा गोपवारा
मोबदला 3300000 भरलेले मुद्रांक शुल्क : 105000

दिनांक : 27/10/2005 04:57 PM

दिनांक : 27/10/2005

करणा-याची सही :

[Signature]

करणा-याची सही :

1 धी वेळ : (सादरीकरण) 27/10/2005 04:57 PM

2 धी वेळ : (फी) 27/10/2005 05:01 PM

3 धी वेळ : (कबुली) 27/10/2005 05:01 PM

4 धी वेळ : (ओळख) 27/10/2005 05:01 PM

दिनांक : 27/10/2005 05:01 PM

सही :

सही इतम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीश ओळखतात,

सही मलिक- - घर/प्लॉट नं: -

सही रस्ता: लिहून घेणारप्रमाणे

सही नाव: -

सही नं: -

सही पत्ता: -

सही गाव: -

सही जिल्हा: -

सही जिल्हा: -

दिना सालयन- - घर/प्लॉट नं: वरीलप्रमाणे

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वदर

दस्त क्रमांक (10360/2005)

पारली क्र. 10353 दिनांक 27/10/2005
पारलीचे वर्णन
नॉट ब/ - आरमस प्लॉटस सीमेंटिंग व मि न
अथवा सिमेंटरी मॉर्टार वी टिंग

30000 : नॉटणी वी
220 : नॉटणी (अ. 11(1)), पुराणनाची नॉटणी
(अ. 11(2)).
रुजवात (अ. 12) व आवाविजण (अ. 13) ->
एकत्रित वी

30220: एकूण

3. निबंधकाची सही अंशेरी 3 (अंशेरी)

वदर-९/
१०३६०/११
२००५

प्रमाणित करणेन येी की, या
दस्तामध्ये एकूण १.१.१.पाने आहेत.

सह. मुख्यम निबंधक अंशेरी-क. ३
मुंबई उपनगर जिल्हा.

[Signature]
निबंधकाची सही
अंशेरी 3 (अंशेरी)



वदर-९/१०३६०/२००५

पुस्तक क्र. मांक १, क्रमांक वर
नॉटला.

दिनांक: २७/१०/०५

[Signature]
सह मुख्यम निबंधक, अंशेरी-३, डि.प्र.ग.श.आय.ग
मुंबई उपनगर जिल्हा.

THIS ____ DAY OF OCTOBER 2005

BETWEEN
MR. SUBHASH WIG
AND

M/S. AARGUS GLOBAL LOGISTICS PVT. LTD.

$$27500 + 57 = 28875$$

560 Sq ft Carpet.

62.45 Sq met Biltup

$$62.45 \times 28875 = 1,809,500/- \text{ MV.}$$

$$33,00,000/- \text{ AY.}$$

$$1,65,000/- \text{ Sq.}$$

$$\text{R.R. } 30,000/-$$

Stamped
27/10/05
5:11pm

AGREEMENT FOR SALE

LEGAL REMEDIES

ADVOCATES, BOMBAY HIGH COURT

OFFICE NO.15, SUJAT MANSION

2ND FLOOR, S.V. ROAD

ANDHERI(W), MUMBAI 400 058.

PHONE: 26244850

TELEFAX: 26248632