



Ajeet Singh & Associates

(Advocates & Legal Consultants)

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SECTOR 11, CBD BELAPUR, NAVI MUMBAI - 400 614.
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FAX NO.: 022 40242632

EMAIL : ajeet_advocate@yahoo.co.in

WORKING DAYS : MONDAY TO SATURDAY
OFFICE TIME : 10.00 A.M. TO 8.30 P.M.
CONSULTING TIME : 5.00 P.M. TO 8.30 P.M.
CONSULTATION ON PRIOR APPOINTMENT ONLY

(SUNDAY CLOSED)

पदीयों की वही

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
वा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: युनिट / मॉड्युल नंबर -ई - 203 दुसरा मजला, बेलापूर रेल्वे स्टेशन कमर्शियल कॉम्प्लेक्स सी बी डी बेलापूर नवी मुंबई (ठाणे क्र 11 दस्त नंबर - 0704/12 नुसार मु शु 658000/-, व नो फ्री 30000/- इतकी फ्री वसुल करण्यात आलेल आहे.)
- (3) क्षेत्रफळ (1) 1461.190 चौ फुट बिल्ट अप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) स्वतंत्र कुमार पी आनंद -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सनराईज, मुख्यद 32 से 8 ए बेलापूर ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADMPA0065C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे सुरज इन्फॉरमेटिक्स प्रा लि तर्फे संचालक अमित गुप्ता - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईंदर ठाणे ; तालुका: -; पिन: -; पॅन नम्बर: ICS9442B.
(2) मे सुरज इन्फॉरमेटिक्स प्रा लि तर्फे संचालक राजेश्वर भट्ट - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 18/09/2012
- (8) नोंदणीचा 18/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4097 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

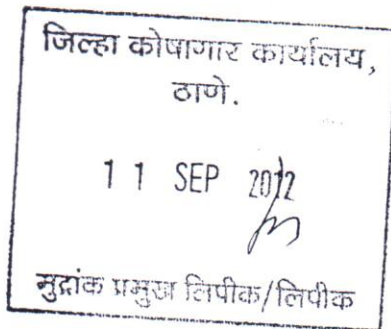
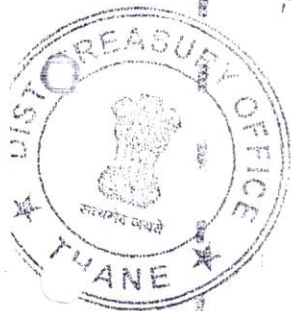
Signature
सह. दुय्यम निबंधक वर्ग - २
ठाणे क्र - ६





महाराष्ट्र MAHARASHTRA

Sale deed, FX 153302



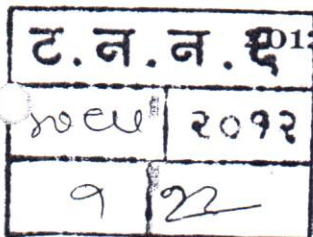
राणे स्टॅम्प वेन्डर

शॉप नं. ३९, लक्ष्मजला, प्रभात सेंटर, सी.बी.डी., नवी मुंबई.
अ.न. ५५४०१ दिनांक 18 SEP 2012
नाव Surej Informatic P. Ltd.
रा. CBSE हस्ते Vicky
यांना रु. 100/- या न्यायीकेतर मुद्रांक विकला.
लायसन्स नं.: १८/१९९७

सौ. डी. वी. राणे
मुद्रांक विक्रेता

11.9.12 DEED OF ASSIGNMENT

STAMP DUTY OF Rs. 6,58,000/- PAID ON AGREEMENT
FOR ASSIGNMENT EXECUTED ON 9TH DAY OF MARCH



AND REGISTERED UNDER THE REGISTRATION
NO. TNN-11/00704 /2012, DTD. 9TH MARCH 2012



THIS INDENTURE is made and entered at Navi Mumbai on this
18th day of September, 2012 by and BETWEEN MR. SWAPNTRA
KUMAR P. ANAND, an adult, Indian Inhabitant, residing at Sunrise
Plot No.32, Sector No.8A, CBD Belapur, Navi Mumbai, Tal. & Dist.
Thane, hereinafter referred to as "THE ASSIGNOR/VENDOR" [which
expression shall unless it be repugnant to the meaning or context thereof
be deemed to include his heirs, executors, administrators] of the ONE
PART.

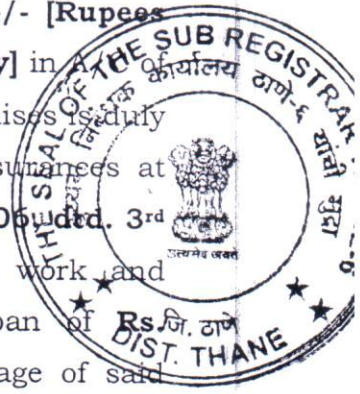
[Signature]

[Signature]

A N D

M/S. SURAJ INFORMATICS PVT. LTD., a Company, incorporated and registered under the provisions of The Companies Act, 1956 having its registered Office at 403, 11/6, Shruti Berhamand Co. Operative Hsg., Phase - 6, Azad Nagar, Ghodbunder Road, Thane (W) - 400 607, Tal. & Dist. Thane, hereinafter called "**THE ASSIGNEES/ PURCHASERS**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include its directors, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Unit/Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane [hereafter referred to as the said "PREMISES"] together with undivided interest appurtenant to the said Premises and to the common area & facilities of the said Premises "the plans and specifications are hereto annexed hereinafter separately" allotted under "BELAPUR-ITC" Scheme as per the Letter of Allotment vide bearing Ref. No. 20000394/90000503, Customer No. 8806, dtd. 20th February 2004 to **MR. SWATANTRA KUMAR P. ANAND** and subsequently Lease Deed executed on 2nd August 2006 and the Lease Premium amount of Rs.19,25,547/- [Rupees Ninety Lacs Twenty Five Thousand Five Hundred Forty Seven Only] and also paid Rs. 4,07,444/- [Rupees Four Lacs Seven Thousand Four Hundred Forty Four Only] in delay payment charges. The said Lease Deed of the said Premises is duly stamped & registered with concerned Sub Registrar of Assurances at Thane-6, vide under **Registration Sr. No. TNN-6/03931/2006** dtd. 3rd August 2006. The Purchaser had carried out furniture work and improvement in the premises by borrowing Personal Loan of Rs. 50,00,000/- [Rupees Fifty Lacs Only] against the mortgage of said premises. The total cost of unit alongwith furniture is of **Rs. 73,32,991/-**



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[Rupees Seventy Three Lacs Thirty Two Thousand Nine Hundred Ninety One Only].

AND WHEREAS the Transferor/Assignor herein is legally, lawfully, absolutely seized & possessed of and otherwise well & sufficiently entitled to the **Furnished Unit/Module bearing No. E-203, on Second Floor, in Belapur Railway Station Cum Commercial Complex**, "more particularly described in floor plan hereof, annexed hereto".

[Handwritten signature]

AND WHEREAS by execution of **Agreement for Assignment dtd. 9th March, 2012** the Transferor/Assignor has agreed to assign to the Assignees/Purchasers the said Module at the price of **Rs.1,31,50,000/- [Rupees One Crores Thirty One Lacs Fifty Thousand Only]** on the terms & conditions contained therein which is registered with the Concerned **Sub Registrar of Assurances Thane-11** vide under **Registration Sr. No. TNN-11/00704/2012 dtd. 9th March 2012**. Copy of the same is enclosed herewith as "Annexure-I".

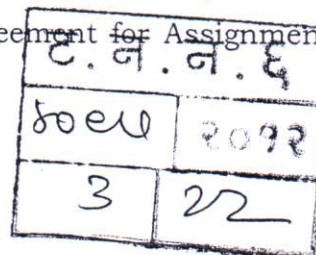
AND WHEREAS the Transferor/Assignor herein has applied to the Estate Dept of CIDCO Ltd. at C.B.D. Belapur for grant of requisite permission to transfer, assign & convey the said Units/Module in favour of Assignees/Purchasers herein and the permission granted by the Estate Dept of CIDCO Ltd. at C.B.D Belapur, under it's **Letter No. CIDCO/EMS/AEO(RCC)/2012/06 dtd. 5th September 2012** on the terms & conditions mentioned therein which have been agreed by both the parties to comply the same. Copy of the same enclosed herewith as Annexure "II". The **Abhyudaya Co. Operative Bank Ltd.** has also issued its **NOC and cancelled the charge, lien recorded against the said Module and also Original Title Documents handed over by the bank to the Owner.**

AND WHEREAS the Transferor/Assignor has given the Assignees/Purchasers complete inspection of all the Title Deeds & Documents, Plans Specification etc. in respect of the said Premises. The Assignees/Purchasers prior to the execution of these presents have also carried out due diligence in respect of the said Premises and after being fully and completely satisfied in all respect thereof.



AND WHEREAS pursuance to the said **Agreement for Assignment dtd. 9th March 2012** the Assignees/Purchasers have paid to the Assignor/Vendor the agreed consideration amount as under :

a) **Rs.11,50,000/- [Rupees Eleven Lacs Fifty Thousand Only]** paid on or before execution of said Agreement for Assignment being as part payment



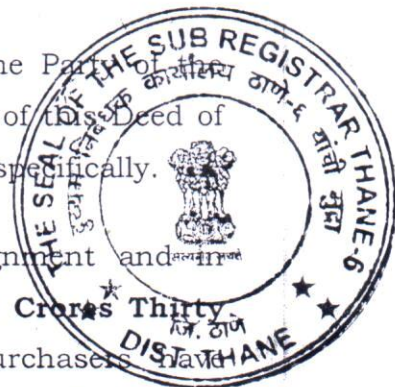
b] **Rs. 56,50,000/- [Rupees Fifty Six Lacs Fifty Thousand Only]** paid after the registration of said Agreement for Assignment being as Further Part Payment directly in Assignor/Vendor C.C. Account No. 220489 & Personal Account with **Abhyudaya Co. Operative Bank Ltd.**

c] Balance **Rs. 63,50,000/- [Rupees Sixty Three Lacs Fifty Thousand Only]** was agreed to be paid within **Forty Five [45] days** from the date of execution & registration of **Agreement for Assignment dtd. 9th March 2012, subject to CIDCO NOC & NOC for Abhyudaya Co. Operative Bank Ltd. which issued on 5th August 2012** and also physical possession was agreed to be handed over on receiving of full & final balance amount as per Clause No. 3.

AND WHEREAS the parties herewith confirm that all the requirements and paper works are completed up to the satisfaction of the Assignees/Purchasers and the Assignees/Purchasers agreed to make the payment of balance sale consideration amount of **Rs. 63,50,000/- [Rupees Sixty Three Lacs Fifty Thousand Only]** in favour of **Abhyudaya Co. Operative Bank Ltd. in Account of MR. SWATANTRA KUMAR P. ANAND.**

*NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS UNDER:*

1. The Party of the One Part has represented to the Party of the Other Part that the above recitals form an integral part of this Deed of Assignment and the same have been incorporated herein specifically.
2. In pursuance of the said Agreement for Assignment and in consideration of sum of **Rs. 1,31,50,000/- [Rupees One Crores Thirty One Lacs Fifty Thousand Only]**, the Assignees/Purchasers have already made the payment of **Rs. 68,00,000/- [Rupees Sixty Eight Lacs Only]** under the **Agreement for Assignment dtd. 9th March, 2012** and the Balance of **Rs. 63,50,000/- [Rupees Sixty Three Lacs Fifty Thousand Only]** hereby paid by the Assignees/Purchasers to the Assignor/Vendor on or before the execution of these presents being the full & final amount of consideration amount (the receipt of payment whereof doth hereby admit, acknowledge & enclose the same after separately). The Assignor/Vendor hereby acquits and release the



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Assignees/Purchasers forever. The Assignor/Vendor for himself, his executors, administrators, agent, attorney doth hereby grant, convey and transfer unto the Assignees/Purchasers all their beneficial rights, title and interest into and upon the said **Unit /Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane** alongwith furniture and to the permitted use & occupation thereof.

3. The Assignor/Vendor as on date of this Deed of Assignment has paid all taxes, outgoings and Municipal Property Taxes to the Concerned Authority and hereinafter the Assignees/Purchasers shall liable and agreed to pay all the maintenance, outgoings and taxes regularly to the concern person/authority. It's agreed that if any amount towards property tax and maintenance remain unpaid by the Assignor/Vendor for the period prior to execution of **Agreement for Assignment dtd. 9th March, 2012** than the same shall required to be paid by Assignor /Vendor on its demand by the NMMC and CIDCO Ltd.

4. The Transferor/Assignor hereby handed over the possession of said module with original keys & lock and remove all his personal belongings as per list from said module and confirm that on execution of this Deed of Assignment now nothing is due and payable by the Assignees/Purchasers in pursuance of the assignment of aforesaid Module.

5. The Transferor/Assignor shall be responsible and liable to pay all or any outgoing charges of CIDCO, Municipal Taxes, Proposed Station Complex Maintenance Charges or such other dues and expenses, due and payable in respect of the said Premises to the appropriate authority till the date of and from the date of execution Agreement for Assignment and thereafter, the Assignees/Purchasers shall be liable to pay the same to all the concerned Authorities.

6. The Assignees/Purchasers herein covenant with and undertake to the Corporation & Transferor/Assignor that they will not assign, mortgage, under let or otherwise transfer wholly or partly the said Premises save & except with the previous written permission of the Corporation which permission shall not be refused if the Assignees /Purchasers performs or are willing to perform following condition



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a) The Assignees/Purchasers therein shall pay to the Corporation the transfer fees and all other charges being towards transfer of said Premises as may be applicable from time to time as per the CIDCO Guide line and as per the terms & conditions of Lease Deed executed between CIDCO and Original Lessees herein..

b) In the instrument by which the Assignor/Vendor shall transfer the said premises, the Assignor/Vendor binds the Assignees/Purchasers not to assign, mortgage, under let or otherwise transferor wholly or partly the said premises save and except upon the observance & performance of the conditions herein written.

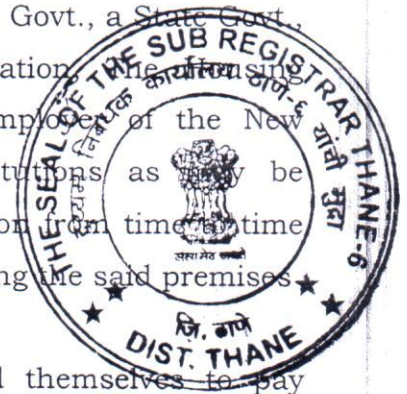
c) A true certified copy of the instrument of transfer executed between the Assignor/Vendor and the Assignees/Purchasers will be deposited with the Corporation within Seven (7) days from the date of its execution.

Explanation (i) : "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of Modules with reference to the carpet area and permitted users and displayed in the Modules of the corporation.

Explanation (ii) : Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalize Bank, The Life Insurance Corporation, the Industrial Development Finance Corporation Ltd. or an Employer of the New Lessees/Purchasers or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises

7) The Assignees/Purchasers agrees and bind themselves to pay diligently and regularly every month the maintenance bills, water charges for each month to the CIDCO if any and all other charges to the Company, in their proportionate share whatever being fixed by the Company/Authority.

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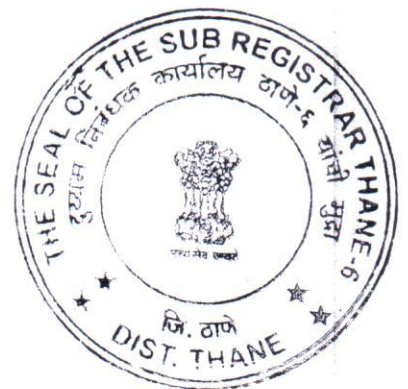
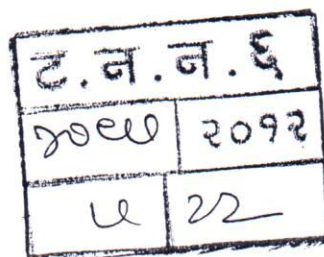
8) The Assignees/Purchasers further undertake to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, Income Tax Act, 1961 and or any other Act in force which pertained to the Transfer of said Premises/Modules.

9) The Assignor/Vendor covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the transfer & assignment of the said Premises by him in the name of Assignees/Purchasers then and in such event he will indemnify and keep indemnified and harmless the said Assignees/Purchasers against such claim, demand, charge or charges that may be faced by the said Assignees/Purchasers.

10) The stamp duty, Registration charges, and expenses incidental thereto are however payable by the Assignees/Purchasers alone.

SCHEDULE OF THE MODULE

Unit/Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane.



[Handwritten signature]

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

SIGNED, SEALED AND DELIVERED by the
withinnamed MODULE ASSIGNOR/VENDOR

MR. SWATANTRA KUMAR P. ANAND

Income Tax Permanent A/C. No. ADKPA0065C

in the presence of





SIGNED, SEALED AND DELIVERED
by the within named ASSIGNEES/PURCHASERS

M/S. SURAJ INFORMATICS PVT. LTD.

Income Tax Permanent A/C. No. AAICS9442B

through its Director

MR. AMIT GUPTA

Income Tax Permanent A/C. No. AFGPG6939M

MR. RAJESHWAR BHATT


Income Tax Permanent A/C. No. AHYPB5353J

in the presence of



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R E C E I P T

Date : 23rd July 2012



RECEIVED OF AND FROM the within named the Assignees
/Purchasers **M/S. SURAJ INFORMATICS PVT. LTD**, a sum of **Rs. 68,00,000/- [Rupees Sixty Eight Lacs Only]** being the part payment towards sale, transfer, assignment of right, title, interest & ownership in and upon the **Unit/Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane.** The said payment made as under:

Sr. No	Date	Cheque No	Drawn on	Amount
1	19/01/2012	511155	ICICI BANK LTD. VASHI BRANCH	1,50,000/-
2	28/01/2012	000200	KARUR VYSYA BANK LTD., VASHI APMC	10,00,000/-
3	18/07/2012	UTR No. 12200060243	ICICI BANK LTD., VASHI BRANCH	28,00,000/-
4	11/04/2012	000052	KARUR VYSYA BANK LTD. VASHI BRANCH	13,25,000/-
5	31/03/2012	UTR No. 12091298350	KARUR VYSYA BANK LTD. VASHI BRANCH	15,25,000/-
			Total Rs.	68,00,000/-

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I SAY RECEIVED

Rs. 68,00,000/-

MR. SWATANTRA KUMAR P. ANAND

R E C E I P T

Date : 18th September 2012

RECEIVED OF AND FROM the within named the Assignees
/Purchasers **M/S. SURAJ INFORMATICS PVT. LTD**, a sum of **Rs. 63,50,000/-** [Rupees Sixty Three Lacs Fifty Thousand Only] by Pay
Order No. 803952 dtd. 18th September 2012 Drawn on KARUR VYSYA BANK Ltd., Vashi Branch in favour of Abhyudaya Co. Operative Bank Ltd in Account of MR. SWATANTRA KUMAR P. ANAND being the full & final payment towards sale, transfer, assignment of right, title, interest & ownership in and upon the **Unit/Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane.**

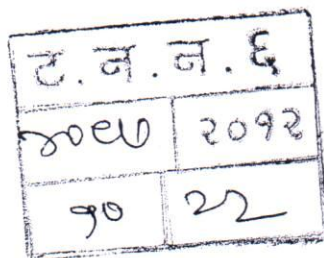
I SAY RECEIVED

Rs. 63,50,000/-

MR. SWATANTRA KUMAR P. ANAND

[Handwritten signature]

Note : The Receipt valid subject to relisation



LETTER OF POSSESSION

From:
MR. SWATANTRA KUMAR P. ANAND
Sunrise, Plot No.32, Sector No.8A, CBD Belapur,
Navi Mumbai, Tal. & Dist. Thane

Date: 18th September 2012

To,
M/S. SURAJ INFORMATICS PVT. LTD.
403, 11/6, Shruti Berhamand Co. Operative Hsg.,
Phase - 6, Azad Nagar, Ghodbunder Road,
Thane (W) - 400 607, Tal. & Dist. Thane

Sir,

SUB.:- HANDING OVER OF PHYSICAL POSSESSION.

I am very much glad to hand over you a quiet, vacant and peaceful possession of the **Unit/Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane.** I say that I have received entire sale consideration in respect of the said Units/Module. I have already relinquished all my right, title interest of whatsoever nature in respect of the said Module. I say that along with physical possession of the said Module, hereby handover to you the original documents and keys in respect of the said Module, which kindly accept it and oblige.



Thanking you,

Yours faithfully,

MR. SWATANTRA KUMAR P. ANAND

We, M/S. SURAJ INFORMATICS PVT. LTD., do hereby confirm that the possession of Unit/Module bearing No. E-203, on Second Floor, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane, taken over by us.

M/S. SURAJ INFORMATICS PVT. LTD.
through its Director
MR. AMIT GUPTA

MR. RAJESHWAR BHATT

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Friday, March 09, 2012
1:43:55 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 713

दिनांक 09/03/2012

गावाचे नाव बेलापूर

दस्तऐवजाचा अनुक्रमांक टनन 11 - 00704 - 2012

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र



सादर करणाराचे नाव: मे सुरज इंक्वार्मेटीक्स प्रा लि तर्फे संचालक अमित गुप्ता - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:	440.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	:	
एकूण	रु.	30440.00

आपणास हा दस्त अंदाजे 1:58PM ह्या वेळेस मिळेल

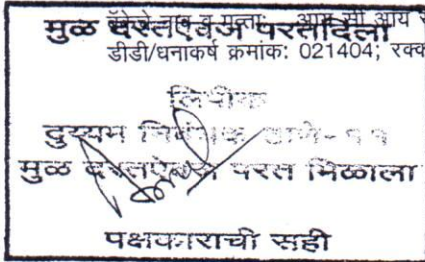
[Signature]
दुय्यम निबधक
सह दु.नि.का-ठाणे 11

बाजार मुल्य: 11976000 रु. मोबदला: 13150000 रु.

भरलेले मुद्रांक शुल्क: 658000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

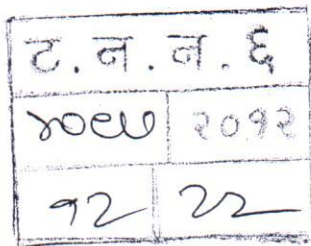
मुळ दस्तऐवजाचा प्रकार : आय वॉक लि E;
डीडी/धनाकर्ष क्रमांक: 021404; रक्कम: 30000 रु.; दिनांक: 06/03/2012



(अक्षरी रुपये)

एकूण रु	=	1,00,000/-
रु. 90000 X	=	
रु. 4000 X	=	
रु. 9000 X	=	
रु. 400 X	=	
रु. 900 X	=	
रु. 40 X	=	
रु. 20 X	=	
रु. 90 X	=	

मुद्रांक विक्रीचा नोंदणी
राज्य रेजिस्ट्रार जनरल



क्रमांक 44101 ते
श्री / श्रीमती / मेसर्स *[Signature]* *[Signature]*
श्री / श्रीमती *[Signature]*
ना खालील प्रमाणे न्यायीकेत मुद्रांक विकले.

दिनांक 18/09/12

शॉप नं. ३१, लक्ष्मणवाडा, प्रभात सेंटर, सेक्टर १-(१), सी.बी.डी., नवी मुंबई,
गार्डमेट लायसन्स क्र. १८/१७



दस्तक्रमांक व वर्ष: 704/2012

Friday, March 09, 2012

1:45:20 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 11

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 13,150,000.00
वा.मा. रु. 11,976,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) वर्णन: युनिट / मॉड्युल नंबर - ई - 203, दुसरा मजला, "बेलापूर रेल्वे स्टेशन कम
कमर्शियल कॉम्प्लेक्स" बेलापूर नवी मुंबई विभाग क्र 27/361

- (3) क्षेत्रफळ

(1) 1481.190 चौ फुट बिल्ट अप

- (4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) स्वतंत्रकृमारी पी. आनंद - घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत
नं: -; पेठ/वसाहत: "सनराईज" भुखंड 32 से 8 ए बेलापूर; शहर/गाव: -; तालुका: -; पिन:
-; पॅन नंबर: ADKPA0065C.

- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(1) मे. सुरज इन्फार्मेटिक्स प्रा. लि. तर्फे संचालक अमित गुप्ता - घर/फ्लॅट नं: कार्यालय नं
403 मे. श्री ब्रह्मानंद सी. एच. एस. लि. अफेज 6 आझाद नगर घोडबंदर रोड ठाणे;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन:
-; पॅन नंबर: AAICS9442B.
(2) मे. सुरज इन्फार्मेटिक्स प्रा. लि. तर्फे संचालक राजेश्वर भु. गल्ली/रस्ता:
सदर, ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन:
नंबर: -

- (7) दिनांक करून दिल्याचा 09/03/2012

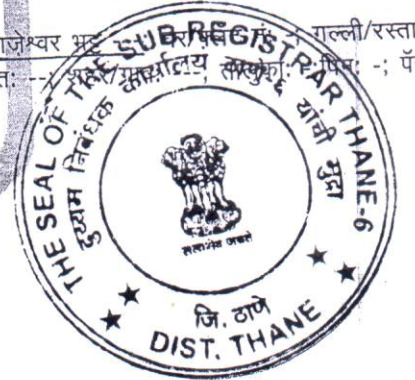
- (8) नोंदणीचा 09/03/2012

- (9) अनुक्रमांक, खंड व पृष्ठ 704/2012

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 657500.00

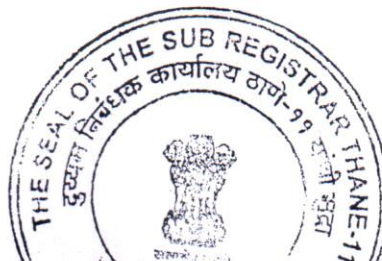
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेरा



ट.न.न.६	
२०९२	२२
९३	

सह दुय्यम निबंधक ठाणे क्र. 11





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

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

PHONE : (Reception) +91-22-6650 0900 / 6650 0909

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

No. CIDCO/EMS/AEO(RCC)/2012/ 06

Date: 05/09/2012.

To,
Mr. Swatantra Kumar P. Anand,
Sunrise, Plot No.32, Sector-8A, CBD, Belapur,
Navi Mumbai-400 614.

Sub : Grant of permission to transfer Premises Office No. E-203, Admeasuring 1481.190 Sq. ft. at Belapur Railway Station Complex. *u*

Sir,

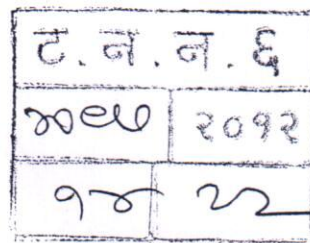
Please refer to your letter dtd .27/08/2012.

Since you have paid a sum of Rs.1,00,430/- being Transfer Charges the Corporation is pleased to permit you to transfer and assign leasehold rights to M/s. Suraj Informatic Pvt. Ltd., subject to the following terms and conditions.

- m) The transfer and assignment of your leasehold rights shall be effected after obtaining permission of the Competent Authority Urban Land (Ceiling and Regulation) Act, 1976 by a regular conveyance according to law at the cost of the parties.
- n) The Deed of assignment shall be registered with the Sub-Registrar of Assurance on or before 04/12/2012.
- o) The Deed of Assignment shall contain the following Covenant:

- a. The Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his interest therein or party wholly or partly with the possession of the demised premises.
- b. 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.

- p) 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.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Asstt. Estate Officer (RCC)
1st Floor, CIDCO Ltd.,
Estate Section, Tower # 7, Vashi Rly Stn.,
Navi Mumbai - 400 705.

Date: 02/08/2006

TAKING OVER POSSESSION BY THE ALLOTTEE

Type Premises/Module/Shop No. E-203 on 2nd Floor
Sector 11 at Vashi / Sanpada / Juinagar / Nerul / Belapur.

1. Date of allotment : 02/08/2006
2. Name of Hire / Outright Purchase : Mrs. Swadantrel Kumar P Anand
3. Date of execution of Agreement : 02/08/2006

Executive Engineer (1. B. D.)

Asstt. Estate Officer (RCC)

POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the Premises / Module / Shop No. E-203 on 2nd Floor, Sector 11 at Vashi / Sanpada / Juinagar / Nerul / Belapur Railway Station on this day of August 2, 2006 after proper inspection of the fittings and fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the Premises / Module / Shop during office hours from 9.30 a.m. to 5.30 p.m. I have no claim whatsoever in case of my failing to remain present during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity is made available by the MSEB.

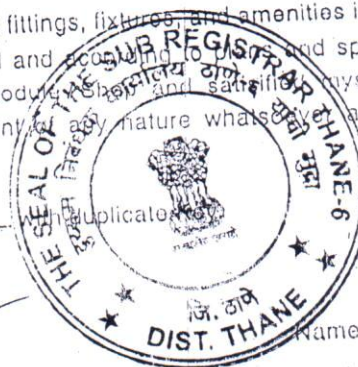
Before taking over possession, I have verified the fittings, fixtures, and amenities in the above Premises/Module/Shop and they are according to the items listed and according to drawings and specifications enclosed with the agreement. I have inspected the Premises / Module / Shop and have no complaint of any nature whatsoever and I would not claim another Premises / Module / Shop from CIDCO later on.

न. न. ००
Office Visit Book No.

०४ २०९२

९ २२

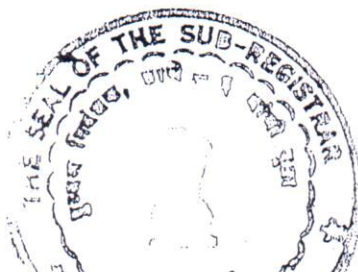
- Copy to : i) Copy of Allottees
ii) EE(MBR)
iii) MSEB / EE(E-RP)



(Signature of allottee)

Name : Swadantrel Kumar P. Anand
Premises / Module / Shop No. : E-203 Vashi Rly Station

ट. न. न. ६	
००४	२०९२
९६	२२



ट. न.
दस्त क्रमांक ३८५९ / २००६
९६ ९६

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESHWAR B BHATT
B R BHATT
10/08/1975
Permanent Account Number
AHYPB5353J

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURAJ INFORMATICS PRIVATE
LIMITED

29/04/2005
Permanent Account Number
AAICS9442B



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFGPG6939M

नाम / NAME
AMIT GUPTA

पिता का नाम / FATHER'S NAME
HAZARI LAL GUPTA

जन्म तिथि / DATE OF BIRTH
16-07-1977

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



ट.न.न. ११

७०४	२०१२
१७	२२

ट.न.न. ६

४०९७	२०१२
१७	२२

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWATANTRAKUMAR P. ANAND

PARMANAND SINGH ANAND

07/08/1951

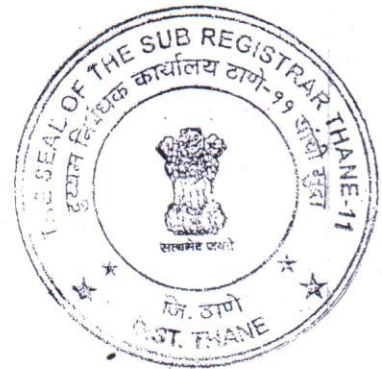
Permanent Account Number

ADKPA0065C

[Signature]
Signature

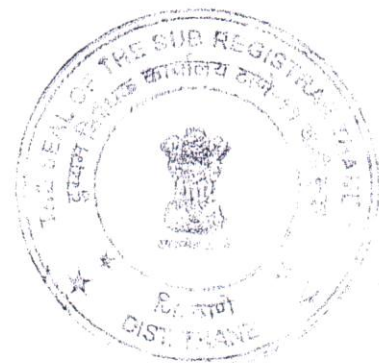
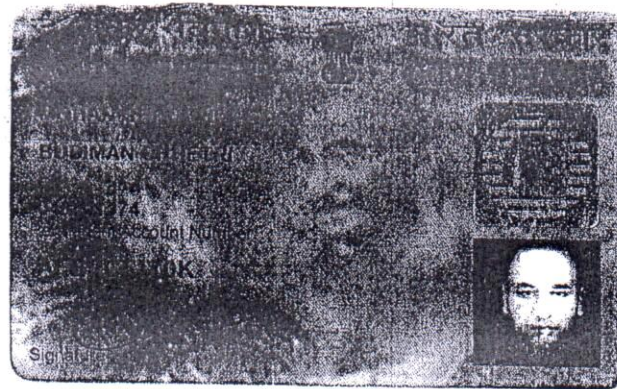


[Handwritten signature]



ट.न.न.११	
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१८	२२

ट.न.न.६	
७०४	२०९२
१८	२२



ट.न.न.९९	
७०४	२०१२
२०	२२



ट.न.न.६	
७०७	२०१२
१९	२२



दस्त गोषवारा भाग - 2

टनन6

दस्त क्रमांक (4097/2012)

221 22

दस्त क्र. [टनन6-4097-2012] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 18/09/2012 05:17 PM
निष्पादनाचा दिनांक : 18/09/2012
दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
दस्त अनुच्छेद प्रकार : *(25-ड) निवासि जागां (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅटस)
संबंधी असेल तर

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/09/2012 05:17 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 18/09/2012 05:24 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 18/09/2012 05:24 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 18/09/2012 05:24 PM

दस्त नोंद केल्याचा दिनांक : 18/09/2012 05:24 PM

ओळख :

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

1) -- विनोद गंगावणे , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: साई चेंबर्स

ईमारत नं: भुखंड 44 से 11 वेलापुर

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) -- मोहन छेत्री , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: सदर

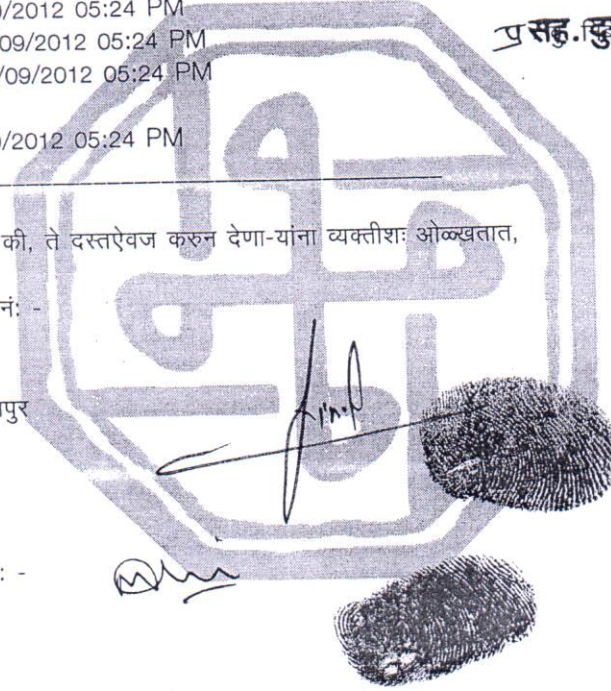
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



पावती क्र.: 4149 दिनांक: 18/09/2012
पावतीचे वर्णन
नाव: मे सुरज इन्फार्मेटिक्स प्रा लि तर्फे संचालक
अमित गुप्ता - -

100 : नोंदणी फी

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

540: एकूण

[Signature]
प्र. सह. दुध्यम निबंधक वर्ग - 2
ठाणे क्र - 6



मुद्रांक शुल्क: सवलत : (ठाणे क्र 11 दस्त नंबर - 0704/12 नुसार मु शु
658000/-, व नो फी 30000/- इतकी फी वसूल करण्यात आलेल आहे.)

[Signature]
प्र. सह. दुध्यम निबंधक वर्ग - 2
ठाणे क्र - 6



प्रमाणित करण्यास येते की दस्त
पाने आहेत.

[Signature]
प्र. सह. दुध्यम निबंधक, ठाणे-6 (वर्ग-2)

पुस्तक क्र. 1

क्रमांक 2012 नोंदल

[Signature]
प्र. सह. दुध्यम निबंधक, ठाणे-6 (वर्ग-2)

दिनांक 9 सप्टेंबर 2012



18/09/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

टनन6

दस्त क्र 4097/2012

29/12

5:25:04 pm

ठाणे 6

दस्त क्रमांक : 4097/2012

दस्तचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: मे सुरज इन्फॉरमेटिक्स प्रा लि तर्फे संचालक अमित गुप्ता - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: भाईंदर ठाणे
 तालुका: -
 पिन: -
 पॅन नम्बर

लिहून घेणार

वय -

सही



2

नाव: मे सुरज इन्फॉरमेटिक्स प्रा लि तर्फे संचालक राजेश्वर भट्ट - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव:-
 तालुका: -
 पिन: -
 पॅन नम्बर: -

लिहून घेणार

वय -

सही



3

नाव: स्वतंत्र कुमार पी आनंद - -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: सनराईज भुखंड 32 से 8 ए
 बेलापुर
 ईमारत नं: -
 पेठ/वसाहत: -
 शहर/गाव:-
 तालुका: -
 पिन: -
 पॅन नम्बर: ADMP

लिहून देणार

वय -

सही



सह. दुय्यम निबंधक वर्ग - २
 ठाणे क्र - ६



आयकर विभाग

INCOME TAX DEPARTMENT

VINOD M GANGAWANE

MOTI RAM GANGAWANE

13/02/1981

Permanent Account Number

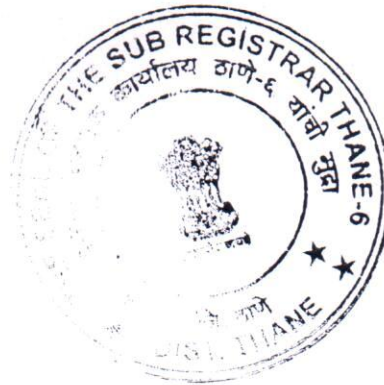
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Signature

भारत सरकार

GOVT OF INDIA

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