

Dated this 12th June 2009.

SALE DEED

BETWEEN

CORE Projects & Technologies Ltd.

And

Bermaco Industries Ltd.

UNIT NO. 1 ON SECOND FLOOR IN

"UNITED INFOTECH PARK"

to be known as

"CORE KNOWLEDGE CENTRE"



Friday, June 12, 2009

4:00:30 PM

Original

नोंदणी 39 म

Page: 39 M

पावती

पावती क्र. : 3513

दिनांक 12/06/2009

गावाचे नाव सावली

दस्तावेजाचा अनुक्रमांक

टनन8 - 03204 - 2009

दस्तावेजाचा प्रकार

अभिलेखाधिकारपत्र

सादर करणाऱ्याचे नाव: कोर शेजेंकर जेष्ठ टेक्नॉलॉजीज लि तर्फे कु मु म्हणून श्री
खंडेराव शामराव देसाई -

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनावी नक्कल (आ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (46)

920.00

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30920.00

आपणास हा दस्त अंदाजे 4:15PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक दुय्यम निबंधक

बाजार मूल्य: 175719000 रु. मोबदला: 107541000 रु.

भरलेले मुद्रांक शुल्क: 2278765 रु.

देपकाचा प्रकार डीडी/घनाकर्षाद्वारे

देपके माघ व पत्ता: स्टेट बँक ठाणे शाखा

डीडी घनाकर्षा क्रमांक: 336637; रक्कम: 30000 रु.; दिनांक: 09/06/2009

समाशोधनाच्या नावावर राहिल

सह दुय्यम निबंधक

सह दुय्यम निबंधक

सह दुय्यम निबंधक

सूची क्र. दोन INDEX NO. II

गावाचे नाव : सावली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अगिदरस्तारणपत्र
 व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार से नमूद करावे) मोबदला रु. 107,541,000.00
 बा.भा. रु. 175,719,000.00
- (2) भू-मापन, फोटोहिस्सा व घरकामांक (असल्यास)
 (1) वर्णन: प्लॉट नं - आर 797, युनिट नं - 1, 2 रा मजला, कोर नॉलेज सेंटर, युनायटेड इन्फोटेक पार्क, टी टी टी सी इंडस्ट्रीयल एरिया सावली गांव, महापे नवी मुंबई
 (1) 38.300 चौ फुट सेलेबल
- (3) क्षेत्रफळ
 (1)
- (4) आकारणी किंवा जुळी देण्यात आसेल तेव्हा
 (1) मी बरमंडो इंडस्ट्रीज लॉफे कु मु म्हणून श्री संदिप एन डोके - घर/प्लॉट नं: 731/1, टी टी टी सी इंडस्ट्रीयल एरिया, तुम नवी मुंबई; गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AAACB 4325 J
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
 (1) कोर प्रोजेक्ट्स अँड टेक्नॉलॉजीज लि लॉफे कु मु म्हणून श्री खंडेराव शामराव देसाई - घर/प्लॉट नं: युनिट नं -1 बिल्डींग नं -4, शे -3, मिलेनियम बिझनेस पार्क महापे नवी मुंबई; गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AAACA 6016 F
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
 (1) कोर प्रोजेक्ट्स अँड टेक्नॉलॉजीज लि लॉफे कु मु म्हणून श्री खंडेराव शामराव देसाई - घर/प्लॉट नं: युनिट नं -1 बिल्डींग नं -4, शे -3, मिलेनियम बिझनेस पार्क महापे नवी मुंबई; गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AAACA 6016 F
- (7) दिनांक करून दिल्याचा 11/06/2009
- (8) नोंदणीचा 12/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 3204 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 8785950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



टनन-८
3201 H. TE
2008

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED
वर्ग ३४४ वागै नमो
ISSUING BRANCH

मार्कट रीक्लामेशन (मुम्बई)
Tel No.: 022-02212842 KEY: QUBBEW

मार्ग जानेपर ON DEMAND PAY

रुपये RUPEES

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PAISE ZERO ONLY
Sr. No.: 62333
KEY: QUBBEW

भारतीय स्टेट बैंक
STATE BANK OF INDIA

2201 COLLECTORATE BRANCH THANE
2201 H. TE

वर्ग ३४४ वागै नमो

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प्रतिष्ठित हस्ताक्षरकर्ता
(हस्ताक्षर नमूना क्र०/SS NO)

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VOIP: 102462

DATE 09/06/2009

या उनके आदेश पर OR ORDER

ह.रु. 30000 Ps00

अदा करें। मूल्य प्राप्त VALUE RECEIVED

शाखा प्रबन्धक / BRANCH MANAGER
(हस्ताक्षर नमूना क्र०/SS NO)

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टनन - ८
3208/2-78
२००९

(R) (0030)(01)(800)(02)(01)(01)

Adj Case No.

THANE

नमुना म.को.नि.६
(नियम ११२ पाहा)
चलन क्रमांक

सर्वा. २६ - म
Gen. 26-M

D. D. O. 1075

या ठिकाणी कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने हैद्राबाद स्टेट बँकेने भरावयाचे
जिव्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ता <i>re projects & Technologies Ltd. Navi Mumbai</i>	लेखाचे वर्गीकरण विभाग : (C) नोंदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० नोंदणी व मुद्रांक उपप्रधानशीर्ष : ०१/८०० अभिनिर्णय फी	रकम मिळाली. रुपये (आकड्यात) रुपये (अक्षरी) <i>One hundred and</i> <i>Rs-100/-</i>
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश	गौणशीर्ष ०२ Sub head - 01 संगणक संकेतांक 0 0 3 0 0 3 9 3 0 1	कोषागार/भारतीय स्टेट बँक / State Bank of India T. C. C. Br. (4319) CASH RECEIVED / PAID / TRANSFER लेखापत्र : <i>26 MAY 2009</i> Maker कोषागार/उपकोषागार अधिकारी बँकेचा व्यवस्थापक
अभिनिर्णय फी रुपये १००/-	बरोबर आहे, पैसे स्वीकारावे व पावती घ्यावी सह निहा निबंधक वर्ग-१ दिनांक <i>२६/०५/०९</i> <i>राज (शहर)</i>	
भरणा केलेली रक्कम रुपये १००/-		
(अक्षरी) रुपये शंभर रुपये मात्र		
भरणा करणाऱ्याची स्वाक्षरी		
दिनांक <i>AAP</i>		

येथे कोषागारात/बँकेने रकम भरणा करण्याबाबत आदेश देण्यात येतो. या आदेशावर कोषागाराच्या बरोबर दिवसाचे ठेकेपत्रा.



411/11243203

या ठिकाणी कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने हैद्राबाद स्टेट बँकेने भरावयाचे
जिच्यावतीने रकम भरण्यात आली आहे या व्यक्तीचे नाव/पदनाम आणि पत्ता प्रोजेक्ट टेक्नोलॉजी लि. नवी मुंबई	लेखाचे वर्गीकरण विभाग: (C) नोंदणी व मुद्रांक विभाग प्रधानशीर्ष: ००३० नोंदणी व मुद्रांक उपप्रधानशीर्ष: ०२/१०३ मुद्रांक शुल्क गौणशीर्ष ०२ Sub head - 02 संगणक संकेतांक	रकम मिळाली. रुपये (आकडयात) 21,96,500/- रुपये (अक्षरी) Twenty one Lacs Ninety Six thousand Five Hundred only.
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश अभिनिर्णय दस्तवे मुद्रांक शुल्क	बरोबर आहे, पैसे स्वीकारावे व पावती घ्यावी	कोषापाल:
भरणा केलेली रक्कम रुपये 21,96,500	दिनांक 30/05/2009	लेखापाल: 217688
(अक्षरी) रुपये Twenty one Lacs Ninety Six thousand Five Hundred only.	दिवस 30 महिना 05 वर्ष 2009	TRANSFER कोषागार/उपकोषागार अधिकारी/ बँकेचा व्यवस्थापक
भरणा करण्याची स्वाक्षरी दिनांक 30/05/2009	नमुना म.को.नि.६ चलन क्रमांक	दिनांक 30/05/2009

येथे कोषागारात/बँकेने रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचा रबरी शिक्का ठसवावा.



टनन - ८
32013-7E
२००९

या ठिकाणी कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने हैद्राबाद स्टेट बँकेने भरावयाचे
जिच्यावतीने रकम भरण्यात आली आहे या व्यक्तीचे नाव/पदनाम आणि पत्ता Project B-C Technology Ltd Thane Mumbai	लेखाचे वर्गीकरण विभाग: (C) नोंदणी व मुद्रांक विभाग प्रधानशीर्ष: ००३० नोंदणी व मुद्रांक उपप्रधानशीर्ष: ०२/१०३ मुद्रांक शुल्क गौणशीर्ष ०२ Sub head - 02 संगणक संकेतांक	रकम मिळाली. रुपये (आकडयात) 82,265/- रुपये (अक्षरी) Eighty two thousand two hundred Sixty Five
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश अभिनिर्णय दस्तवे मुद्रांक शुल्क	बरोबर आहे, पैसे स्वीकारावे व पावती घ्यावी	कोषापाल:
भरणा केलेली रक्कम रुपये 82265/-	दिनांक 05/06/2009	लेखापाल: 2177
(अक्षरी) रुपये Eighty two thousand two hundred Sixty Five	दिवस 05 महिना 06 वर्ष 2009	कोषागार/उपकोषागार अधिकारी/ बँकेचा व्यवस्थापक
भरणा करण्याची स्वाक्षरी दिनांक 11-6-2009	नमुना म.को.नि.६ चलन क्रमांक	दिनांक 06/08/2009

येथे कोषागारात/बँकेने रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याचा रबरी शिक्का ठसवावा.

CERTIFICATE

S 32 (1) (b) of the Bombay Stamp Act 1958
Office of the Collector of Stamps, Thane (City)
Case No. Adj. Received Adj. Fee Rs.
vide Challan/Receipt No.: Date / / 200

Received from Shri.
Residing at
Stamp duty of Rs. (/ -)

vide challan No. Date / / 200
Certified under Section 32 (1) (b) of the Bombay
Stamp Act 1958 that the stamp duty of Rs.
with which this document is chargeable has been paid
vide article No. of schedule I of
Bombay Stamp Act 1958

This Certificate is subject to the provision of
Section 53 (A) of Bombay Stamp Act 1958.

Place: Thane
Date: / / 200

Collector of Stamps
Thane (City)

SALE DEED

टनन - ८
3208/18.78
२००९

This Sale Deed is made at Navi Mumbai this 12th June, 2009

BETWEEN

Bermaco Industries Ltd, a Company incorporated and registered under the Companies Act, 1956 and having its registered office at D-731/1, TTC Industrial Area, Turbhe, Navi Mumbai 400705, hereinafter referred to as the "Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **One Part PAN AAACB4325J**;

AND

Core Projects & Technologies Ltd, a Company incorporated and registered under the Companies Act, 1956 and having its registered Office Address Unit: 1 - 4, Bldg-4, Sector-III, Millenium Business Park, Mahape, Navi Mumbai 400710, hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Other Part PAN AAACA6016F**;



For BERMACO INDUSTRIES LTD

[Signature]

Authorized Signatory

For CORE PROJECTS & TECHNOLOGIES LTD.

[Signature]

Authorized Signatory

WHEREAS

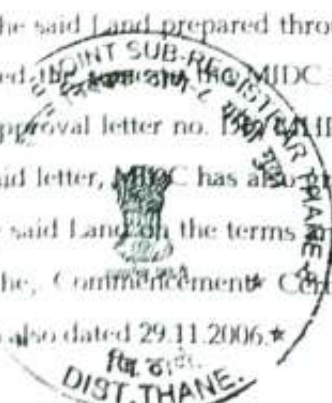
By an Allotment letter dated 25.2.2006 bearing No MHP/TIC949 issued by the Maharashtra Industrial Development Corporation (MIDC) in favour of Shah & Chheda Homes Pvt Ltd & M/s Patel Punit Builder Pvt Ltd, MIDC agreed to allot a Plot of Land admeasuring approximately 10418 sq. meters bearing Plot No R 797 situate at Trans Thane Creek Industrial Area for the consideration and on the terms therein set out.

By an Agreement to Lease dated 21.4.2006 made between MIDC therein referred to as the "Grantor" of the One Part and Shah & Chheda Homes Pvt Ltd & M/s Patel Punit Builder Pvt Ltd as the "Licensees" of the Other Part, the Grantor agreed to grant a lease, of all that piece or parcel of land or ground admeasuring approximately 10418 square meters or thereabouts and bearing Plot no R 797 situate at Trans Thane Creek Industrial Area within the Village of Savli and within the limits of Navi Mumbai Municipal Corporation, Taluka Thane, District Thane and more particularly described in the First Schedule there under and hereunder written and delineated on the plan thereof thereto annexed as Annexure A and therein and hereinafter referred to as the said Land, on the terms and conditions therein set out.

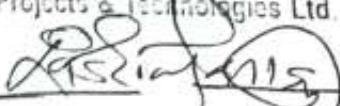
एनए - 6
3208/E-DE
2008

The said Agreement to Lease in regard to the said Land was registered with the Joint Registrar, Class -I, Thane under serial no 3115/3-21 dated 21.4.2006. MIDC by its license also dated 23.6.2006, permitted the Licensees to enter upon the said Land as the Licensees thereof and to commence the construction of a building thereon.

In pursuance of the said Agreement to Lease, the Licensees had the plan of the building to be constructed on the said Land prepared through their Architects M/s. Dimensions and submitted the same to the MIDC and the same were approved by MIDC vide its approval letter no. MHP(C) / R-797/1898 of 2006 dated 29.11.2006. By its said letter, MIDC has also granted its permission to the Licensees to develop the said Land on the terms and conditions therein set out and also issued the Commencement Certificate bearing no. DE/MHP(C) / R-797/1898/06 also dated 29.11.2006.



GORE Projects & Technologies Ltd.


Authorized Signatory

On completion of construction and other related activities and approvals as may be required from all concerned authorities, the final lease deed between the MIDC and Licensee shall be signed and executed and further Licensee shall get the purchaser's name added as the unit holder in the records of MIDC.

The Licensees vide their letter dated 31.01.2007 addressed to the Directorate of Industries, Thane interalia sought permission for a Private Sector Technology Park.

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The Government of Maharashtra, through the Director of Industries, granted a Letter of Intent, bearing No. No DICT/IT/LOI/United Infotech Park/07/634 dated 12.2.2007, for establishing a Private I.T. Park on the said Land, a copy of which is annexed in Annexure 'A'.

By a Deed of Co-Ownership dissolution dated 15.7.2006, made between Patel Punit Builder Pvt Ltd and Shah & Chheda Homes Pvt Ltd, the Licensees agreed to dissolve their Co-Ownership from 15.7.2006 and agreed that on payment of the amount therein mentioned to Shah & Chheda Homes Pvt Ltd, Patel Punit Builder Pvt. Ltd. shall be the single Holder / Owner of the said Land. MIDC vide its letter bearing No. MIDC/RO/MHB/TTO/R-797/4360 dated 30.8.2007 acknowledged the dissolution of Co-Ownership between Patel Punit Builder Pvt. Ltd. and Shah & Chheda Homes Pvt. Ltd. and noted that the said Land would stand in the name of Patel Punit Builder Pvt. Ltd. and directed that when the Lease Deed for the said Land would be executed, the same shall include Chheda Homes Pvt. Ltd. as the Confirming Party thereto.

H. In the premises aforesaid the Developer became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land more particularly described in the First Schedule hereunder written.



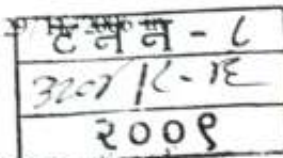
For BERMADO INDUSTRIES LTD

Authorised Signatory

CORE Project - A Technologies Ltd

Authorised Signatory

On the grant of the said Letter of Intent, the Developer by its Architect's letter dated 22.3.2007, submitted fresh plans of the proposed building for a Private Information Technology Park. MIDC approved the plans freshly submitted by the Developer and issued an IOD bearing No DE/MHP/(C)/R-797/1307 of 2007 dated 3.9.2007 and the Commencement Certificate dated 9.11.2007 in favor of the Developer.



The Developer commenced and completed the construction as per sanctioned plans, a building comprising of Ground and 9 upper floors known as "United Infotech Park", to be renamed "**CORE KNOWLEDGE CENTRE**". The sanctioned User for the said Unit is for Information Technology Services (IT).

By an Registered Agreement for Sale dated 12.11.2008 made between Patel Punit builders Pvt Ltd, therein referred to as the Developer of the One Part and Vendor therein referred to as the Purchaser of the Other Part, Developer sold and transferred and conveyed to the Purchaser Unit No. 1 admeasuring 22,983 sq. feet (carpet area) (Twenty Two thousand nine hundred and eighty three only) having a saleable area of 38,300 square feet (Thirty eight thousand three hundred only), on the Second floor of the said building together with 15 open car parking spaces and more particularly described in the Second schedule thereunder and hereunder written and therein and hereinafter referred to as the "UNIT" at or for the consideration and on the terms and conditions therein setout. The said Agreement for Sale dated 12.11.2008 is annexed hereto and marked as **Annexure "A"**. As such the Vendor is the absolute Owner of the said Unit.

The Purchaser has demanded from the Vendor and the Vendor has given to the Purchaser, inspection of all the Deeds and documents relating to the said Land, the plans and specifications prepared by the Architect of the Developer, the I.O.D., the Commencement Certificate and all other documents relating to



DERMAGO INDUSTRIES LTD
(Signature)
Authorized Signatory

(Signature)



**NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

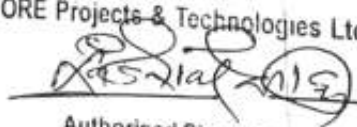
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- 1) The aforesaid recitals shall be treated as forming an integral part of the operative portion of this Sale Deed.
- 2) The Vendor has sold to the Purchaser Unit No 1 admeasuring in aggregate 22,983 sq. feet (twenty two thousand nine hundred and eighty three only) (carpet area) and saleable area of 38,300 square feet (thirty eight thousand and three hundred only) on the Second floor in the building known as "United Infotech Park" to be renamed as "CORE KNOWLEDGE CENTRE", alongwith with 15 open Car Parking Spaces in the compound thereof, situated on Plot Nos. R-797, in Trans Thane Creek Industrial Area within the Village limits of Savli and within the limits of Navi Mumbai Municipal Corporation Taluka, Thane District and more particularly described in the **Second Schedule** hereunder written and shown on the floor plan thereof hereto annexed as **Annexure "C" to start new unit of Information Technology Services**, at or for the full consideration of Rs. 10,75,41,000/- (Rupees Ten Crore Seventy Five lakhs forty one thousand only), which includes the proportionate price of the common areas / limited common areas and the facilities which are more particularly described in the **Third Schedule** hereunder written.
- 3) The Vendor has informed the Purchaser that the sanctioned user of the said Unit is for Information Technology Services (IT). The Purchaser hereby undertakes to ensure that the said Unit shall be used for the said sanctioned use only and for no other purpose, as per the Rules and Regulations framed under the IT Policy 2003 of the Government of Maharashtra.
- 4) The Purchaser has paid the total purchase consideration of Rs. 10,75,41,000/- (Rupees Ten Crore Seventy Five lakhs forty one thousand only), to the Vendor as which is included in the cost consideration paid to the vendor as provided in annexure "D".

BERMACO INDUSTRIES LTD


Authorised Signatory

CORE Projects & Technologies Ltd.


Authorised Signatory

The Vendor states and declares that:

a. The Vendor is the absolute Owner of the said Unit and it has full right and absolute authority to sell and transfer the said Unit to the Purchaser absolutely;

b. The title of the Vendor to the said Unit is clear and marketable

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c. The said Unit is free from all encumbrances and till the date hereof it has not mortgaged nor created any charge and or lien in favour of anybody whomsoever;

d. The said Unit belongs to it absolutely and till the date hereof it has not entered into nor executed any Agreement for Sale and or transfer of the said Unit in favour of anybody whomsoever and or howsoever;

e. There are no pending litigations on the said Unit in any Courts in India.

f. It has paid all dues payable for the said Unit to the developer and now nothing is dues and payable by it to the Developer.

All deposits deposited by it with the developer for the said Unit will now stand transferred to the name of the Purchaser in the developers records;

g. It has informed the Developer about the sale of the said Unit to the Purchaser and shall ensure that the developer transfers the said Unit in the name of the Purchaser from the date hereof in all its records.

i. The Purchaser shall be free to deal with or transfer all its rights, interest, title in the said property by way of lease, sub-lease, sale or otherwise.

6. The Purchaser declares and agrees that:

a. It accepts the title to the Vendor to the said Unit as clear and marketable and shall from the date hereof not raise any requisitions in regard thereto;

b. It shall use the said Unit (excluding the car parking) and every part thereof or permit the same to be used only for purpose for which the said Unit has been sanctioned viz. for Information Technology Services (IT) and the Purchaser shall use the said car parking space/s so allotted to it for the purposes of parking its light vehicle/s only.

BERMACO INDUSTRIES LTD

Authorized Signatory

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CORE Projects & Technologies Ltd.

Authorized Signatory

c. It shall along with the other acquirers of Units in the proposed building join in forming the Association (i.e. a co-operative Society under the Maharashtra Co-operative Societies Act, 1963, or a Condominium under the Maharashtra Apartment Ownership Act, at the discretion of the Developer).

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d. It shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said Unit) of outgoings in respect of the said Unit and the said building;

e. It shall use the said Unit for **Information Technology Services (IT)** purposes only;

f. It shall abide by all the Bye-laws, Rules and Regulations of the Government, MIDC and all other Local and Public Bodies and Authorities and shall attend to, answer and will be responsible for all actions for violation of any such Bye-laws or Rules or Regulations.

g. It shall observe and perform all the rules and regulations which the society/condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Unit therein.

h. It shall at all times hereafter abide by all the terms and conditions of the Agreement for Sale dated 13.11.2008.

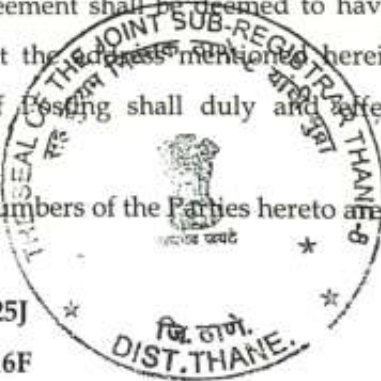
7. The Purchaser shall bear and pay the stamp duty and registration charges in respect of this Sale Deed and for lodging this Sale Deed and having the same registered.

8. All letters, receipts and/or notices to be issued / served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s at the address mentioned herein by Registered Post A.D./Under Certificate of Posting shall duly and effectually discharge the Developer.

9. The Permanent Account Numbers of the Parties hereto are as follows:

Vendor : AAACB4325J

Purchaser: AAACA6016F



For BERMACO INDUSTRIES LTD

Authorised Signatory

The Vendor states and declares that:

- a. The Vendor is the absolute Owner of the said Unit and it has full right and absolute authority to sell and transfer the said Unit to the Purchaser absolutely;
- b. The title of the Vendor to the said Unit is clear and marketable

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- c. The said Unit is free from all encumbrances and till the date hereof it has not mortgaged nor created any charge and or lien in favour of anybody whomsoever;
- d. The said Unit belongs to it absolutely and till the date hereof it has not entered into nor executed any Agreement for Sale and or transfer of the said Unit in favour of anybody whomsoever and or howsoever;
- e. There are no pending litigations on the said Unit in any Courts in India.
- f. It has paid all dues payable for the said Unit to the developer and now nothing is dues and payable by it to the Developer.

All deposits deposited by it with the developer for the said Unit will now stand transferred to the name of the Purchaser in the developers records;

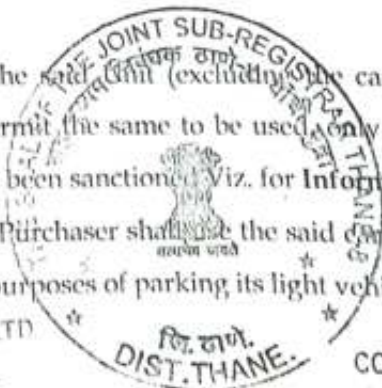
- g. It has informed the Developer about the sale of the said Unit to the Purchaser and shall ensure that the developer transfers the said Unit in the name of the Purchaser from the date hereof in all its records.
- h. The Purchaser shall be free to deal with or transfer all its rights, interest, title in the said property by way of lease, sub-lease, sale or otherwise.

6. The Purchaser declares and agrees that:

- a. It accepts the title to the Vendor to the said Unit as clear and marketable and shall from the date hereof not raise any requisitions in regard thereto;
- b. It shall use the said Unit (excluding the car parking) and every part thereof or permit the same to be used only for purpose for which the said Unit has been sanctioned viz. for Information Technology Services (IT) and the Purchaser shall use the said car parking space/s so allotted to it for the purposes of parking its light vehicle/s only.

BERMAGO INDUSTRIES LTD

Authorized Signatory



CORE Projects & Technologies Ltd

Authorized Signatory

c. It shall along with the other acquirers of Units in the proposed building join in forming the Association (i.e. a co-operative Society under the Maharashtra Co-operative Societies Act, 1963, or a condominium under the Maharashtra Apartment Ownership Act, at the discretion of the Developer)

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d. It shall be liable to bear and pay the proportionate share (in proportion to the floor area of the said Unit) of outgoings in respect of the said Unit and the said building.

e. It shall use the said Unit for **Information Technology Services (IT)** purposes only.

f. It shall abide by all the Bye-laws, Rules and Regulations of the Government, MGN and all other Local and Public Bodies and Authorities and shall attend to, answer and will be responsible for all actions for violation of any such Bye-laws or Rules or Regulations.

g. It shall observe and perform all the rules and regulations which the society/condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Unit therein.

h. It shall at all times hereafter abide by all the terms and conditions of the Agreement for Sale dated 13.11.2008.

The Purchaser shall bear and pay the stamp duty and registration charges in respect of this Sale Deed and for lodging this Sale Deed and having the same registered.

All letters, receipts and/or notices to be issued / served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s at the address mentioned herein by Registered Post A.D. Under Certificate of Posting, shall duly and effectually discharge the Developer.

The Permanent Account Numbers of the Parties hereto are as follows:

Vendor : AAACH43251

Purchaser: AAACA6016F

RMACO INDUSTRIES LTD

Authorised Signatory

[Signature]

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece of land known as Plot No. R-797 in Trans Thane Creek Industrial Area within the Village limits of Savli and within the limits of Navi Mumbai Municipal Corporation Taluka, Thane District containing by admeasurements 10418 Sq. Mts. thereabouts and bounded as follows, that is to say

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On or Towards the NORTH by : Strip of 10 Meters wide and MIDC Pipeline
On or Towards the SOUTH by : Plot No R - 798,
On or Towards EAST by : Part of Plot No. R - 798 and MIDC Pipeline
On or Towards West by : Road

THE SECOND SCHEDULE ABOVE REFERRED TO:

Unit No. 1 Marked on Floor Plan of 2nd Floor of the Building known as "United Infotech Park, to be renamed as "Core Knowledge Center", Situated on Plot No. R-797 admeasuring in aggregate 22,983 sq. feet (twenty two thousand nine hundred and eighty three only) (carpet area) and saleable area of 38,300 square feet.

THIRD SCHEDULE ABOVE REFERRED TO

- (a) COMMON AREA AND FACILITIES.
Enclosed in Annexure: A
- (b) LIMITED (RESTRICTED) COMMON AREAS AND FACILITIES

- i) The Air Handling Unit (AHU) attached to the floor shall belong to the Unit holders.
- ii) The lift lobby, electrical shafts/ ducts, toilet ducts on each of the floors shall belong exclusively to the Unit holders of the Units on the respective floors.

For GERMACO INDUSTRIES LTD

Authorised Signatory

CORE Projects & Technologies Ltd.

Authorised Signatory

RECEIVED AND DELIVERED by the
within named Vendor
Bermaco Industries Ltd,
by the hand of its
Manager / Authorized Signatory
Sandeep M. Dohy
pursuant to the Resolution passed by its Board
of Directors at their meeting held on
the ___ day of _____ in the presence of



SIGNED AND DELIVERED by the
within named Purchaser
CORE Projects & Technologies Ltd
by the hand of its
Manager / Authorized Signatory
Rajesh D. Desai
pursuant to the Resolution passed by its Board
of Directors at the meeting held on
the ___ day of _____ in the presence of



For BERMACO INDUSTRIES LTD

(Signature)

Authorised Signatory

CORE Projects & Technologies Ltd

(Signature)

Authorised Signatory

(Signature)

Shubhanan Pignatelli

(Signature)

Anmol A. Kashid.



"ANNEX: I."

Details of payment consideration made by *Core Projects & Technologies Ltd* to *Bermaco Industries Ltd* towards purchase of Unit No #1 on 1st, 2nd and 3rd Floor, at United InfoTech Park (to be renamed as Core Knowledge Centre), plot No.- R-797, TTC Industrial Area, Opp:- Millennium Business park, Mahape, Navi Mumbai - 400710.

Sr.No	Floor Number	Amount Paid
04	Unit No:1 st , 2 nd , 3 rd	34,00,00,000.00
Total Consideration		34,00,00,000.00

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Unit-No: 1 on 1st, 2nd, & 3rd Floor

Sr. No.	Payment Date	Name Of Bank	Cheque No	Amount
01	17/05/2007	Oriental Bank Of Commerce	10122	20,00,00,000.00
	21/05/2007	Oriental Bank Of Commerce	10123	14,00,00,000.00
Total Consideration Paid				34,00,00,000.00

Receipt:

We say we received the said amount.

For Bermaco Industries Ltd

Authorized Signatory



GOVERNMENT OF MAHARASHTRA
OFFICE OF THE JOINT DIRECTOR OF INDUSTRIES

IT(Medium)/SW/LOI/27/21/JDI-KD-NO-0013

Date-08/06/2009.

This is to certify that

: M/s. CORE PROJECTS & TECHNOLOGIES
LTD.,

Having their.

Office Address

: Unit No- 1 to 4, Bldg.No-4,
Sector No-3, M.B.Park,
Mahape, Navi Mumbai.
400 710.

Telephone No.

: 022-2778 4800

Fax No.

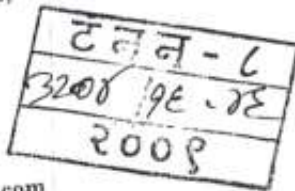
: 022-2778 2977

E-mail/Website Address

: khanderao.desai@gmail.com

Business Address

: Gala No-1, 1st, 2nd & 3rd Floor,
United Infotech Park,
Plot No-797, M.I.D.C.T.T.C.
Navi Mumbai. Tal& Dist-Thane.



Bearing Part-I, E.M. acknowledgment NO.27/21/23/00011, dated-30th December
& Amendment letter No.DICT/EM/AMD/2009/24288 Dtd. 08/06/2009 is given this

Letter of Intent for their proposed IT Service unit for following items.

" ITES-IT Solution Provider, E-commerce, E-governance"

This Letter of Intent is valid for a period of three years from the date of issue.

This unit is classify as Medium Scale Entrepreneur.



Joint Director of Industries,
Konkan Division, Thane.

Place: Thane

No.JD/KD/IT/LOI/Core Project/2009/3074
Office of the Joint Director of Industries,
Konkan Division, Thane.

Date-08/06/2009.



TRUE COPY

NOTARY
S. P. SAUNDATTIKAR B.A., LL.B.
B. No. 4, Kisan Mahal,
M.G. Road, Naupada, Thane-400 602
Ph: 2542 2803

"ANNEX B" (Page 1 of 2)

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: +91-22-27782893

+91-22-27782894

Fax: +91-22-27781084

E-mail: romahape@midcindia.org

Regional Office, Mahape
Millenium Business Park,
Sector-1, Bldg.- 2/204, 2nd Floor,
TTC Industrial Area
Mahape
400710

BY RPAD

No. MHP/TTC/949

Sub: T.T.C. INDUSTRIAL AREA

Allotment of land at...

Ref: Application dated 17-Jan-2005 received from

M/S. SHAH & CHHEDA HOMES PVT.LTD. & M/S.PATEL PUNIT BUILDER PVT.LTD.

Date: 22 Feb 2005

25 FEB 2005

ORDER:

Sanction is hereby accorded to the allotment of land admeasuring 10418 Square Meters comprising of Plot No. R-797 in T.T.C. INDUSTRIAL AREA to M/S. SHAH & CHHEDA HOMES PVT.LTD., and M/S. PATEL PUNIT BUILDER PVT.LTD., Joint Venture company incorporated under the Companies Act, 1956 having its registered office at Anju Plot No.45, Sector 13, Uran (East), New-Mumbai for setting up of your Industrial unit for manufacturing of CRANES, LIFTS.

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Subject to the payment of the premium of Rs.2,20,02,816/- calculated at the rate of Rs.212/- per Square Meter and subject to the following conditions.

1) The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs.1,14,42,816/- (Rs. One Crore Fourteen Lakhs Forty Two Thousand Eight Hundred Sixteen Only) being the balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of CEO, MIDC Payable at Mumbai.

2) The terms & conditions of allotment of land will be those contained in the form of agreement to lease and the lease annexed thereto & in substance are as follows:

a) The allottee shall enter into an agreement to lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for term of five (5) years to be computed from the date of execution of the agreement to lease and may be renewed for the further term of 5 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.



b) The annual ground rate rent of Rupees 1/- per annum is payable in respect of the plot of land allotted.

c) The allottee shall get the plan and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said Industrial area.

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- d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.
- e) The allottee shall be entitled to use land for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the schedule to the agreement to lease and shall not use the said land or any part thereof for an other purpose for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.
- f) The other terms and conditions of allotment shall be those contained in the prescribed form of agreement to lease & the lease.
- g) The stamp duty in respect of preparation & execution of the agreement to lease & its duplication as also the lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be paid and paid by the allottee alone within a prescribed period.
- h) The Allotment Order is issued subject to Consent From MPCB.

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The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authority to build up a waiting list & ensure proper planning to provide timely telephone connection to the industrial units in the area.

Please also note Allot. will be signed with you within 30 days from the date of receipt of Balance occupancy Premium Amount.

[Signature]
Area Manager,
MIDC Mahape

J. SHAH & CHHEDA HOMES PVT. LTD., &
S. PATEL PUNIT BUILDER PVT. LTD.,
Plot No. 45, Sector-13, Uran Phata,
Uran (East), Navi Mumbai.

Copy submitted to :

- 1) The Chief Account Officer, MIDC, Mumbai-400 093
- 2) The Chief Planner, MIDC, Mumbai - 400 093.
- 3) The Technical Advisor, MIDC, Mumbai - 400 093.
- 4) Executive Engineer MIDC Division, THANE

Copy f.w.c.s to :

1. Dy. Engineer, SPA,

Copy to :

1. Head Surveyor / Surveyor Regional Office MIDC, Mahape



[Signature]
Area Manager,
MIDC, Mahape



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" Annexure C "

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece of land known as Plot No. R-797 in Trans Thane Creek Industrial Area within the Village limits of Savli and within the limits of Navi Mumbai Municipal Corporation Taluka, Thane District containing by admeasurements 10418 Sq. Mts or thereabouts and bounded as follows, that is to say

On or Towards the NORTH by : Strip of 10 Meters wide and MIDC Pipeline
 On or Towards the SOUTH by : Plot No R - 798,
 On or Towards EAST by : Part of Plot No. R - 798 and MIDC Pipeline
 On or Towards West by : Road

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Annexure D

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Phone: 27781602
55901805

No. DE/MH/PIO/R-797/ 1232 /06
Office of the Deputy Engineer,
MIDC Sub-Dn. II, (Civil), Mahape.
Date: 29/11/06

To,
M/s. Shah & Chheda Homes Pvt. Ltd. &
Patel Punit Builder Pvt. Ltd.,
Plot No. R-797,
TTC Indl. Area, Rabale,
Navi Mumbai

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Sub: COMMENCEMENT CERTIFICATE

Sir,

With reference to your Architect's application No. NIL of 15/07/06 received through Udvoc Setu vide token No. 8983 dated 22/05/06 & compiled on 28/11/06 for grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR&T.P. Act, 1966 to erect building on Plot No. R-797 in T.T.C. Indl. Area, the commencement/ Building permit is granted subject to the following condition & for total B.U.A. as per the approval to the plans attached.

1. The land vacated in consequence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & above. No. of trees at the rate of one tree per 100.00 sqm. for plots more than 200 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office.
8. After completion of building upto plinth level, the same shall be intimated for inspection & issue of plinth completion certificate.
9. The constructional water rate will be 1.5 times the normal water rates towards construction of additional B.U.A.
10. Prior to commencement of work the plot holder is requested to get the plot demarcated from Regional Officer, Mahape. The compound wall shall be constructed as per demarcation given by Regional Officer, Mahape. The certificate from R.O office stating compound wall is constructed as per demarcation plan shall be submitted to this office.

Your's faithfully,

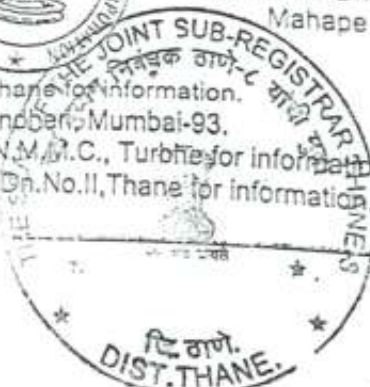
(Signature)
29/11/06
(P. B. Chavan)
Deputy Engineer,
MIDC Sub-Dn. II (Civil),
Mahape



Copy submitted to :

1. The Collector, District Thane, Thane for information.
2. The Chief Fire Officer, MIDC, Andheri, Mumbai-93.
3. The Dy. Assessor & Collector, N.M.D.C., Turbhe for information.
4. The Executive Engineer, MIDC Sub-Dn. No. II, Thane for information.

Copy f.w.c's to



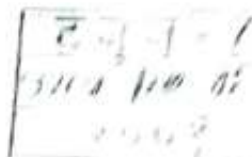
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Tel. 25844504/25840503/2014
Fax. 25844505

No. DDC 1/11/100/United Infotech Park/2007
Office of the General Manager
District Industries Centre
Wagle Estate, Thane

Date: 12.01.2007

To,
M/s Shah & Chheda Homes Pvt. Ltd &
M/s. Patel Punji Builders Pvt. Ltd.
Centre Point, Off. No. 103, Plot NO. 21,
Sector 6, Nerul, Navi Mumbai 400706.



Sub.: Letter of Intent to Private Information Technology Park
United Infotech Park.

Ref.: Your Letter Dated 31.01.2007.

With reference to your above application Letter of Intent is hereby granted to you as an private sector Information Technology Park as per details hereunder:-

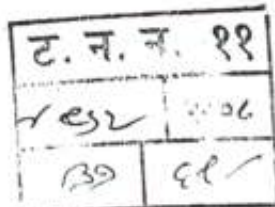
1. Name of the applicant Company etc. with full address : M/s Shah & Chheda Homes Pvt. Ltd & M/s. Patel Punji Builders Pvt. Ltd. Centre Point, Off. No. 103, Plot NO. 21, Sector 6, Nerul, Navi Mumbai 400706.

Name of the Information Technology Park : UNITED INFOTECH PARK

Address of Information Technology Park : Plot No. R-797, TTC, Rabale, Navi Mumbai, Dist. Thane.

4. Location

1. Survey No/Plot No.	:	Plot No. R-797
2. Village/Town/City	:	TTC, Rabale,
3. Taluka/District	:	Navi Mumbai, Thane
4. Total Area	:	10418.00 Sq.Mtr.
5. Area under ownership	:	-
6. Area under lease	:	10418.00 Sq.Mtr.



5. Builtup area statement as certified by Architect & as per application

Total area of plot/total built up area	Built up area for IT unit	Open plot area for IT unit	Built up area for support services	Open plot area for support services	No. of parking slots
(Sq. Mtr)					
10418.00	8200.00	Nil	2049.42	Nil	167 for Park
(Total Plot Area)	Sq. Mtr		Sq. Mtr		
10249.42	(88264.80)		(22059.95)		
(Total Bt. A)	Sq. Ft)		Sq. Ft)		

6. Connectivity in MBPS

2 mbps as per letter from M/s Tata Teleservices dtd. 24.01.2007 and undertaking from developer dtd. 31.01.2007.

7. Feeder Line / Sub Station :

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4500 K.W. power will be provided through to be provided existing substation and independent feeder as per provisional sanction letter from MSEED dtd. 24.01.2007 & undertaking from developer dtd. 31.01.2007.

8. Stand by Power Generation

1350 K.W. through D/G set as per application and undertaking from developer dtd. 31.01.2007.

The developer shall be responsible for providing the infrastructure facilities as indicated at point no. 6, 7 & 8 above, which have been offered by the developer in the proposed IT Park. The developer has also submitted the undertaking, to this office, in support of this claim.

This Letter of Intent is valid for the period of three years and extension of its validity will be considered on merit, upon receipt of such application at least three month prior to expiry of the validity.

This Letter of Intent does not construe any legal permission, approval for construction / built up area, title of the land etc.

(Sd/-)
General Manager
Dist. Ind. Centre, Thane

- Copy to:-
1. Joint Director of Industries, Konkan Region
 2. Municipal Commissioner, NMMC, New Mumbai, TN & Dist. Thane
 3. Directorate of Industries (IT Branch), Mumbai 22
 4. Select File, DIC Thane.

RECEIVED
DIST. THANE

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"ANNEXURE E"

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Tel :- 2778 2893/2894/2895

Fax:- 2778 1054

E-mail :- rmahape@midcindia.org

Regional Office MIDC, Mahape, Sector -1, Bldg, No 2 2nd Floor, Gala No 204,
Millennium Business Park, Navi Mumbai :- 400 709.

No.MIDC/RO/MHP/TTC/R-797/ 4366

Date :

06 AUG 2007

To,
M/s.Patel Builders Pvt. Ltd.
Centre Point, Off No.103,
Plot No.21, Sector-6,
Off.Palm Beach Road,
Nerul, Navi Mumbai-400706

Sub :- TTC Industrial Area
Plot No.R-797
Change in constitution.

Ref :- 1) Your letters dated 04/07/2007 & 30/08/2007.
2) Letters dated 22/06/2007 & 29/08/2007 of M/s.Shah & Chheda

Homes

(P) Ltd.
3) N. B. Gandhi & Co. Chartered Accountant Certificate.

Sir,

Since you have paid Rs.1,56,300/- (Rupees One Lakh Fifty Six Thousand
Hundred Only) towards process fee for transfer, the Corporation has taken a note of dissolution
Deed of Co-Ownership dated 15/07/2006 i.e. deletion of name of M/s.Shah & Chheda Homes (P)
Thus subject plot stands in the name of M/s.Patel Builders Pvt. Ltd.

You may please execute Lease by making M/s.Shah & Chheda Homes (P)
confirming party to the Lease after obtaining of BCC.

Thanking you,

Yours faithfully

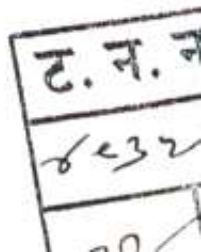
Area Manager
MIDC, Mahape

Copy f.w.cs to M/s.Shah & Chheda Homes (P) Ltd., Anul, Plot No.45, Sector-13, Uran Phase II,
Navi Mumbai-400705.

Copies submitted to :-

1. The Chief Accounts Officer, MIDC, Mumbai - 400 093.
2. The General Manager (Legal), MIDC, Mumbai - 400 093.
3. The Technical Advisor, MIDC, Mumbai - 400 093.
4. The Executive Engineer, MIDC, DN.NO.II, THANE
5. The Executive Engineer, MSEB, Vashi, Navi Mumbai.

Copy with f.w.cs. to the Deputy Engineer, MIDC, SPA, Mahape.



b) In case where sewerage or effluent collection system of MIDC is available & is functioning, the factory effluent & sewerage shall be connected to drainage manholes after getting prior approval from the Executive Engineer.

c) Further effluent or sewerage to be let out or connected to effluent collection system of MIDC from the individual factory, shall be treated & brought to the standard laid by Maharashtra Prevention of Water Pollution Board of Government of Maharashtra, after obtaining their consent under section 28 of the Act & subsequently, 'NO OBJECTION CERTIFICATE' from the same Department for connecting to the collection system.

16) The plot-holder has to make his own arrangement for 24 hours storage of water, as the department cannot guarantee uninterrupted water supply.

17) In case, a water stream is flowing through the plot allotted to the plot holder, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterrupted through the plot & upto the point of outflow of the original stream. The point of entry & exit of natural stream must not be changed. The detailed plan, showing the designs for allowing maximum expected discharge of rain water through the plot has to be furnished to this office & no work of filling of plot & diversion of nallas shall be undertaken unless a written permission for the work is undertaken from the Executive Engineer.

18) This permission stand cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work & date of completion must be intimated to the Executive Engineer in charge immediately.

19) The breach of any of these stipulations shall render the plot holder liable for action as provided in MIDC Act 1961 (III of 1962) & Regulations made thereunder & also terms of local schedule of penalties, prescribed by the corporation for this purpose.

20) Department has got powers to add, amend, vary or rescind the provisions of Regulations from time to time, as it may deem fit & the plot holder has to abide by these rules & regulations.

21) As soon as the building work is completed, the plot holder has to inform the Executive Engineer. The work has to be got verified & obtained from the Executive Engineer.

22) The allottees are requested to inform the Deputy Engineer, concerned for checking up the layout of the building when the plinth of the building is completed & this is the must.

23) This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act of 1976, if applicable.

24) The basement is provided is to be used only for storage purpose. No Manufacturing activities are allowed. Provision of toilet is not allowed at the basement.

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4) Overhead water storage tank having minimum capacity of 450 litres for M.W.C. & Urinal shall be provided & is a must. You have to make a provision of an U.G. water tank of minimum capacity to meet requirement of 2d. his water supply requirements.

5) Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage of pipe having minimum diameter of 100 mm dia or a slab drain as per site condition & as approved by the Executive Engineer. Necessary approach as above shall be done before starting any main activities over the plot & shall be shown to the Executive Engineer, or Deputy Engineer or his authorised representative before starting the work on the plot.

6) The temporary structure shall be allowed except during construction period for which prior approval from the Executive Engineer, is a must & the same shall be demolished immediately within one month from the completion of the building construction as approved.

7) During the period of construction, stacking of material in the plot area for construction purpose shall be done only in the plot area along MIDC land road or open plot materials be stacked along MIDC land road or open plot as approved by the Executive Engineer.

8) The boundary mark demarcating the boundary of the plot shall be properly preserved & kept in good condition & shown to the department staff as & when required.

9) No tube well, bore well or open well shall be constructed by the plot holder without prior written permission.

10) The work of water supply shall be carried out through the licensed plumber only as per supply regulations of the department for which separate approval shall be obtained from the Executive Engineer, prior to construction.

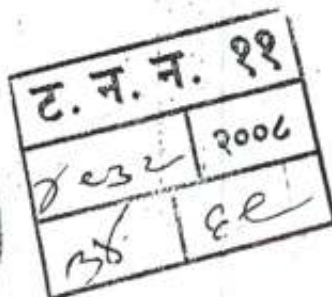
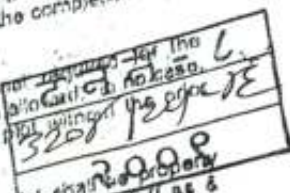
11) Plan for any future addition, alterations & extensions will have to be got approved from the Executive Engineer, as well as departments competent to do so.

12) The present approval to the plans does not pertain to approval to the structural design & R.C.C. chambers, foundations, etc. It is only locational approval to the structure with reference to the plot.

13) In case of power lines, if any passing through the plot, the plot holder shall approach M.S.E.D.C.L. & obtain a letter specifying the vertical & horizontal clearances to be left & plan his structure accordingly.

14) Whenever a compound wall & gate is constructed, the gates should open inside the plot & if the plot is facing on two or more sides of the road, then gates shall be located atleast 15.00m from the corner of junction of roads.

15) a) The waste effluent from the treatment work shall be collected in a soak pit if sewer lines / drainage collection systems are not available in the area.



2) The allottee within a period of one year from the date of approval of the plans, has to plant trees in open marginal space at the periphery of the plot at his own cost. The plantation shall be one tree for 100 Sqm. of plot area & one tree at a distance of 15.00m. on front edge of road or part thereof & when the trees so planted, shall be maintained in good condition through the term.

2c) Allottees are requested to submit No Dues Certificate from Local Authority (NMMC) regarding property tax within 60 (Sixty) days from issue of date of approved of building plans. Failing of which, the approval of building plans issued shall be treated as revoked or cancelled without any further intimation please note.

It is hereby requested to go carefully through the above conditions of the letter & followed it scrupulously.

Thanking You,

Yours faithfully,

DA: One statement showing details of drawings approved.



(S. P. Avasthi)
Deputy Engineer,
MIDC Sub-Dn. II (C&E),
Mahape

Copy submitted to :

1. The Collector, District Thane, Thane for Information.
2. The Municipal Commissioner, NMMC for Information.
3. The Chief Fire Officer, MIDC, Mumbai.
4. The Executive Engineer, MIDC, Dn. II, Thane for Information.

Copy f.w.c.'s to :

1. Architect.
2. The Regional Officer, MBP, MIDC, Mahape.
3. The President, Udyog Setu, G.M., District Industries Centre, Thane.



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Fernandes
B.A.L.L.B.
ADVOCATE HIGH COURT

11 ANNEXURE H
(Page-1-4)

OFFICE:
E-8 / G-4, OPP. APNA BAZAR,
NEAR SAIBABA MANDIR, SECTOR - 1,
VASHI, NAVI MUMBAI - 400 703
TEL. (O): 2782 6173
5612 0352
(H): 2782 3023
MOBILE: 96210 23638

Date :

24.07.2008

TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE

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2008

*Sub: Plot No. R-797, in the Trans Thane Creek Industrial Area, within
village limits of Savli, Taluka and District Thane.

This is to certify that I have investigated the Title of M/S. PATEL PUNIT BUILDERS PVT. LTD. in respect of Information regarding Plot No. R-797, in the Trans Thane Creek Industrial Area, within village limits of Savli, Taluka and District Thane.

The Maharashtra Industrial Development Corporation is constituted under the Maharashtra Industrial Development Act, 1960 (Maharashtra Act No. 18 of 1962) and having its registered office at Orient House, Mangalore Street, Ballard Estate, Mumbai - 400 038 (hereinafter referred to as the Corporation).

2. By an Agreement to Lease dated 20.4.2006 made at Mumbai, executed by the Corporation therein referred to as "the Lessor" of the One Part in favour of M/S. Shah & Chheda Homes Pvt. Ltd And M/S. Patel Punit Builders Pvt. Ltd., therein referred to as "the Lessee of the Other Part, (hereinafter for the sake of brevity referred to as "the said Agreement to Lease"), the Corporation thereby agreed to grant to the Lessee, a lease all that piece or parcel of land being Plot No. R-797, in the Trans Thane Creek Industrial Area, within village limits of Savli, Taluka and District Thane.



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Registration Sub-District Vashi/Thane, Township of Navi Mumbai, containing by admeasuring 10,418 sq. mtrs, for a lease premium and subject to the terms and condition and covenants as contained in the said Agreement to Lease.

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3208 PL-
2008

3. The Corporation, in pursuance of the said Agreement and on receipt of full and final amount being the consideration towards lease premium, handed over to M/s. Shah & Chheda Homes Pvt. Ltd And M/s. Patel Punit Builders Pvt. Ltd., the said plot to enable them to construct a building for Information Technology purpose.

4. The Corporation by its letter under Reference No.DE/MHP/C/R-797/1898/2006 dated 29.11.2006 thereby granted permission to develop and construct the said Plot for IT Purpose.

5. By a Deed of Co-ownership Dissolution dated 15.07.2006, executed by and between M/s. Patel Punit Builders Pvt. Ltd. and M/s. Shah & Chheda Homes Pvt. Ltd. in respect of the said Plot, M/s. Shah & Chheda Homes Pvt. Ltd. thereby in consideration of the Payment and subject to the terms and conditions, the said Deed of Co-ownership Dissolved and in pursuance whereof the said Plot shall stand in the name of M/s. Patel Punit Builders Pvt. Ltd. vide MIDC Letter No. MIDC/RO/MHB/TTC/R-797/4350.

6. In pursuance of the execution of the Deed of Dissolution of Co-ownership dated 15.07.2006 between M/s. Patel Punit Builders Pvt Ltd and M/s. Shah & Chheda Homes Pvt Ltd and the intimation thereof to MIDC and the acceptance/ acknowledgement of the said Dissolution of Co-ownership, M/s. Patel Punit Builders Pvt Ltd and alone became entitled to develop and construct a IT park on the said Land.



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7. In pursuance of the said Agreement and permission, the said M/s. Patel Punit Builders Pvt. Ltd. alone are fully entitled to develop the said plot and construct building thereon consist of unit/galas, and to deal with the units/gala constructed thereon and to sell IT units/galas thereon on ownership basis to the prospective buyers/members of the Society.

8. By a Letter of Allotment dated 18.05.2007 issued by M/s. Patel Punit Builders Pvt. Ltd. in favour of M/s. Bernaco Industries Ltd., M/s. Patel Punit Builders Pvt. Ltd. thereby allotted to M/s. Bernaco Industries Ltd., the Units on 1st Floor, 2nd Floor, 3rd Floor, measuring 22,983 sq. ft. Carpet each, (Total 91,932 sq. ft. Carpet) 5th Floor measuring 11,491.5 sq. ft. Carpet area in the Building being constructed on the said Plot No.R-797, for a consideration subject to the terms and conditions as contained therein.

9. The said Plot No.R-797 and Building being constructed on the said Plot No.R-797, excluding Units on 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, measuring 22,983 sq. ft. Carpet each, (Total 91,932 sq. ft. Carpet) 5th Floor measuring 11,491.5 sq. ft. Carpet area in the Building being constructed on the said Plot No.R-797, agreed to be sold and sold to M/s. Bernaco Industries Ltd., have been mortgaged to the Bank of Rajasthan Ltd., S.E.M. Lower Parel Mumbai, by way of Equitable Mortgage under Loan Account No.3390LOTH100601 as collateral security for a payment of the Loan (hereinafter for the sake of brevity referred to as "the said Mortgage").



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I have gone through above papers and original documents of title relating to the said Plot and certify that subject to the terms and conditions of the Lease dated 20.4.2006, and subject to the rights of M/s. Bernano Industries Ltd., and the Bank of Rajasthan Ltd., S.B.M. Lower Parcel Mumbai, the title of **M/S. PATEL PUNIT BUILDERS PVT LTD.** in respect of its said Plot, is clear and marketable.

Dated 24th day of July, 2008

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C. Fernandes, B.A., LL.B.
Advocate High Court
 F-Block, Sector - 1, Vashi,
 New Mumbai - 400 703. **ADVOCATE HIGHCOURT.**

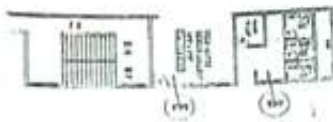
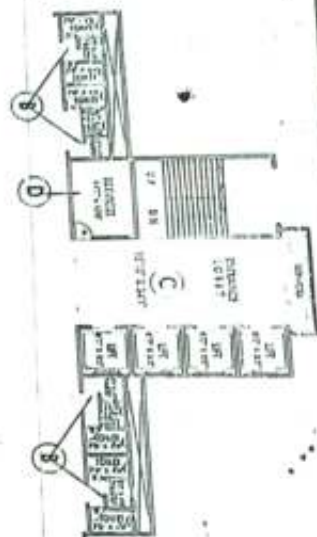


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" ANNEX - I "

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OFFICE UNIT - 01
TOTAL C.A. : A+B+C+D+E
C.A. : 2298.00 SQ. FT.



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PROPOSED I.T. BUILDING " UNITED INFOTECH PARK "

ON PLOT NO. B/797, MID.C. NO. 1/10/797

TYPICAL FLO.

PLAN (1ST TO 5TH TYPICAL FLOORS)

REC'D CHAIRMAN
B. I. AGRAWAL

PADEL PUNIT BUILDERS PVT. LTD.

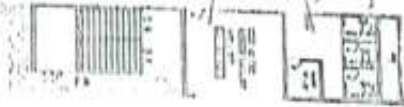
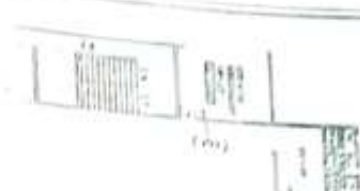
DISTRICT
RAVICHANDRA



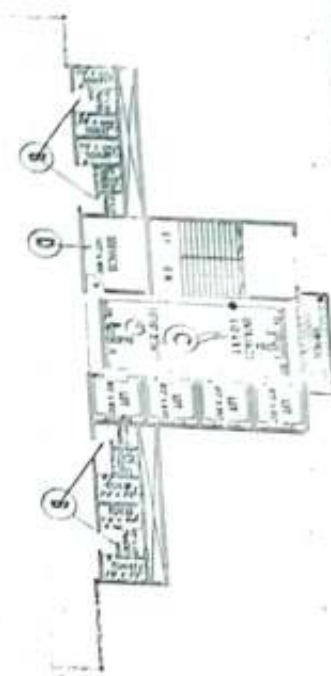
DIMENSIONS
ADDITIONAL FROM BLOCKING INDETERMINATE
PLACING WALLS IN EXISTING WALL
WALLS NOT SHOWN IN 2003
FOR 2003 CHART (1-1) DRAWING, PLOT-DISTRICT THANE

RECORD LIBRARY UNITED INFOTECH PARK 0 0 0 0 0 0 0

3 DIMENSIONS

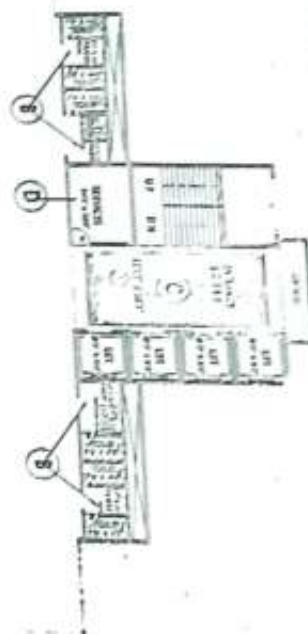


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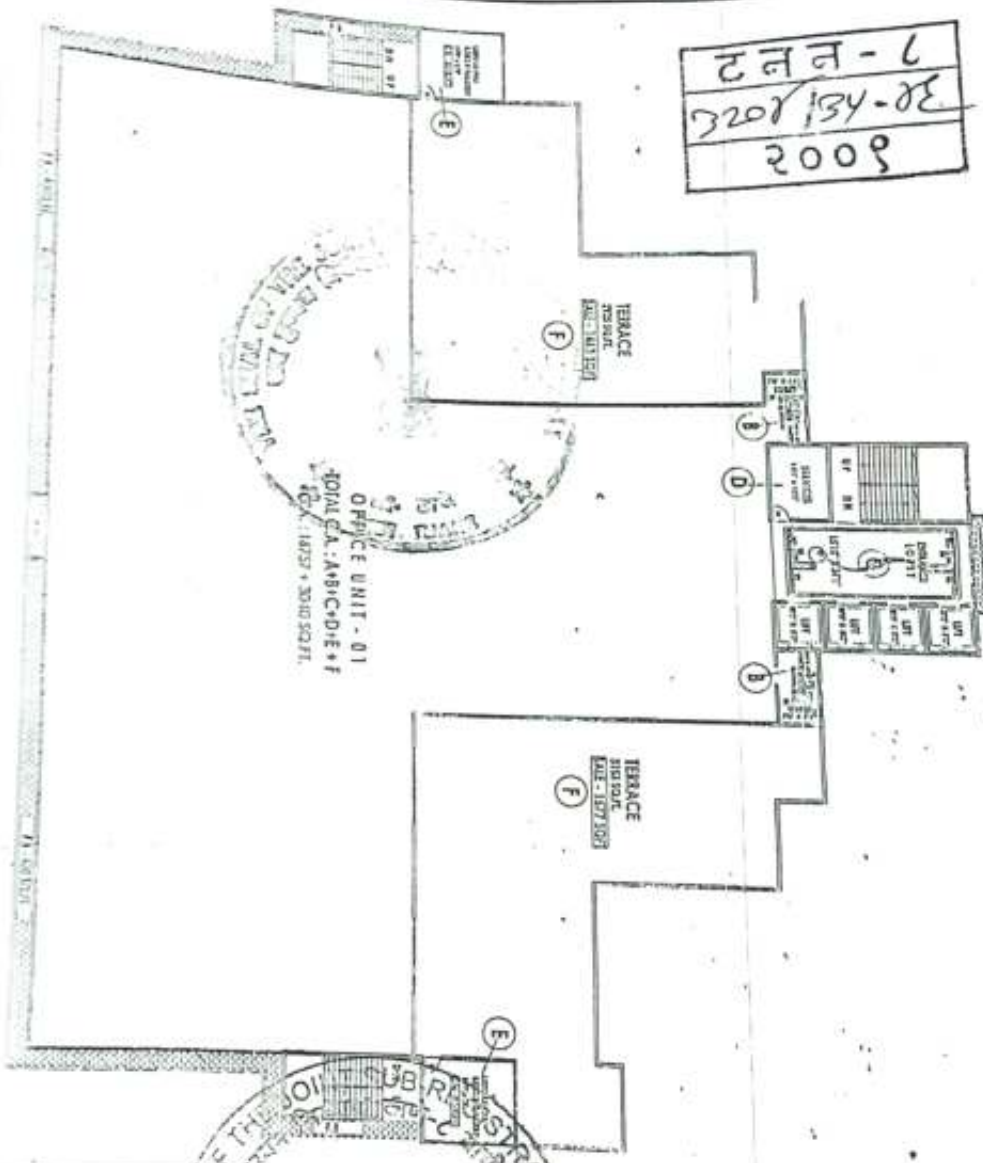
PROPOSED I.T. BUILDING "UNITED INFOTECH PARK"
TYPICAL FLOOR

PATEL PUNIT BUILDERS PVT. LTD.

DIMENSIONS

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3201/34-8E
2009



PROPOSED L.I. BUILDING "UNITED INFOTECH PARK"

NINTH FLOOR PLAN

RECEIVED
M. A. AGRAWAL
PATA PUNJ SINGH & SONS PVT. LTD.



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DIMENSIONS
10,11,187.57 + 2010 SQ.FT.

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1. The structure founded on footing foundation and plinth

2. The structure, like and verities as shown in the plan. Solid

3. The structure, like and verities as shown in the plan. Solid

4. The structure, like and verities as shown in the plan. Solid

5. The structure, like and verities as shown in the plan. Solid

6. The structure, like and verities as shown in the plan. Solid

7. The structure, like and verities as shown in the plan. Solid

8. The structure, like and verities as shown in the plan. Solid

9. The structure, like and verities as shown in the plan. Solid

10. The structure, like and verities as shown in the plan. Solid

11. The structure, like and verities as shown in the plan. Solid

12. The structure, like and verities as shown in the plan. Solid

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All internal plumbing and sanitary work to be conceal type as per the requirement of the MIDC.

Three coat of white color paint internally and two coats of water proof cement paint externally. Wood work being oil painted.

Choo for Packing per floor 15 (fifteen) Nos.

Front Elevation Glass Facade with partly compass sheet.

Two automatic lift with a capacity of 10 Passengers.

Two single speed lift 10 Passengers.

100 HP Power Connection Up to Floor Entrance

Decorative Entrance Lobby with A/C.

EAC not Power Break up per floor 7 (seven) HP.

All internal work like A/C Spinklar, Fall ceiling, Electrical work & floor Carpet work should be done by purchaser.

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ट न न - ८
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COMMON AMENITIES

Underground and over heads storage tank of adequate capacity as per MIDC's requirement with one pump house and pump with water strainer and switches and having galvanized iron pipe line.

Entrances 1' high RCC parti with wooden flooring and lobby etc per steps for full width.

Waterproof terraces suitably provided with brick be laid to drain and required stopers for rain water disposal arrangements.

Plain concrete flooring around the building.

Water supply, fire fighting and drainage arrangements as per requirements of the MIDC. Common light points as per requirements.



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REGISTERED OFFICE :
D-73/1, TTC, INDUSTRIAL AREA,
TURBHE, NAVI MUMBAI - 400 705.

INDUSTRIES LIMITED

TEL : 27672719 / 20 / 27619126 / 27 / 28
FAX : 27630624 / 55902863

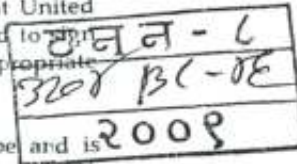
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE
MEETING OF BOARD OF DIRECTORS HELD ON 15TH JANUARY, 2009
AT D-73/1, TTC INDUSTRIAL AREA, MIDC ROAD, TURBHE, NAVI
MUMBAI 400705.

"RESOLVED THAT Mr. Viren V. Ahuja Director of the Company be and is
hereby authorized to sell the property of the Company located at United
Infotech Plot No. 797, TTC Rabale, Navi Mumbai, Dist. Thane and to sign
and execute necessary documents and also to appear before the appropriate
authorities in this regard."

"FURTHER RESOLVED THAT Mr. Viren V. Ahuja Director be and is
herby authorized to grant special Power of Attorney in favour of Mr.
Sandeep N. Doke to execute other deeds, documents and agreements and
also to appear before the appropriate authorities for the said sale of the
property and to do all such acts deeds, matters and things as may be
necessary or expedient for giving effect to this resolution."

For Bermaco Industries Limited

Director





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300/30
2008



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY THAT I Mr. Viren V. Khujar, Director of Bermaco Industries Ltd, ("the Company"), having registered office at D-73-1117 Industrial Area, Turbhe, Navi Mumbai, under the Indian Companies Act, 1956, hereby appoint and constitute Mr. Sandeep N. Doke, Son of Mr. Narayan R. Doke, Permanent resident of J-N-3-Building No. 14, Room No. 5, Sector No. 9, Vashi, Navi Mumbai-400 703, and at present residing at J-N-3-Building, No. 14, Room No. 5, Sector No. 9, Vashi, Navi Mumbai-400 703, to be my true and lawful attorney for Sale and Execution of the documents.

WHEREAS the Company has proposed to enter into a Sale Deed with M/s CORE Projects & Technologies Limited for the sale of the aforesaid property as detailed below:

United InfoTech Park (to be re-named as Core Knowledge Centre), Plot No. R - 797, TTC Industrial Area, Opposite Millennium Business Park, Mahape, Navi-Mumbai-400 710.

AND WHEREAS it has been decided to appoint the aforesaid attorney as our lawful attorney for the Sale and execution of the documents relating to the said property.

NOW THEREFORE BY THESE PRESENTS I hereby authorize and empower Mr. Sandeep N. Doke as our lawful attorney for the purpose of sale and execution of the abovementioned property on behalf of the Company and further to do the following acts, deeds and things, that is to say:



INDIA
STAMP DUTY
MAHARASHTRA
R. 00001001-PB5132
13.4.5

Authorized Signatory
Plot No. R-797, Vashi
Sector 9, Vashi
Navi Mumbai-400 705
Dist. PUNE R. 1001/1905/479-82

1. To sale the above said property to CORP Projects & Technologies Limited and to deal with the Government, their officers and other public authorities or persons concerning or affecting the said property or likely to affect the said property in any way whatsoever.
2. To sign of bills, vouchers, accounts and all other papers, documents and instruments in any way concerning or affecting the sale of the said property.
3. To commence, carry on or defend all acts and other proceedings concerning or touching the said property.
4. To engage any legal practitioner to appear, plead or act in any case, suit or other proceedings concerning anything about the said property.
5. For any of the aforesaid purposes to draw, endorse and sign any cheque or other negotiable instrument and to deposit in and operate upon the account concerning the said property.
6. Generally to do, execute and perform all and every other act, matter or thing whatsoever in any way necessary or expedient relating, concerning the sale of the abovementioned property.

3257 TC-12

AND I hereby agree that all acts, deeds and things lawfully done by my our said attorneys shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

IN WITNESS WHEREOF, I/we have signed this deed on this day of 30/01/2009.

Signed, Sealed & Delivered by:

The with named

Executant
For - Ermaco Industries Limited

Viren V. Ahuja
Director

I Accept
Specimen Signature of the Constituted
Attorney:

WITNESS:

1. Deepnath Shringani - *Slup24*

2. NIKHIL KASAR - *NK*



11/01/2009

RESOLUTION PASSED AT THE MEETING
Held on 22nd October, 2008

RESOLVED THAT the resolution passed by the Board of Directors of the Company, for purchase of property located at United Indiatech Park, Knowledge Centre, Plot No. 10/797, TIC Industrial Estate, Thane, Maharashtra, Mr. Ganesh Umashankar, Company Secretary, be and is hereby authorized to execute necessary documents and to execute the application for execution and registration of the said property.

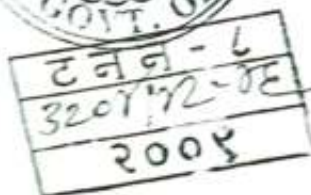
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3208/17-8E
2008

FURTHER RESOLVED THAT Mr. Ganesh Umashankar, Chairman & Managing Director, be and is hereby authorized to grant special Power of Attorney in favour of Mr. Khanderao Desai, Executive Director, to execute the necessary documents and also to appear before the appropriate authorities for execution and registration of the property and to do all such lawful deeds, matters and things as may be necessary or expedient for giving effect to this resolution.

For Projects & Technologies Limited

Ganesh Umashankar
Company Secretary





SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY THAT I Mr. Sanjeev Mansotra, Chairman & Managing Director of CORE Projects & Technologies Limited ("the Company") having registered office address at Unit 1-4, Building No.4, Sector-3, Millennium Business Park, Mahape, Navi Mumbai-400 710, under the Indian Companies Act, 1956, hereby appoint and constitute Mr. Khanderao Desai, Son of Mr. Shamrao D. Desai, permanent resident of B-103, Nav Smit CHS, P & T Colony, Gandhi Nagar, Dombivli (East), Thane, and at present residing at B-103, Nav Smit CHS, P & T Colony, Gandhi Nagar, Dombivli (East), Thane, to be my true and lawful attorney for Execution and Registration of the documents.

WHEREAS the Company has proposed to enter into an Agreement with M/s Bermaco Industries Limited with respect to the aforesaid property as detailed below:

United InfoTech Park (to be re-named as Core Knowledge Centre), Plot No. R-797, TTC Industrial Area, Opposite Millennium Business Park, Mahape, Navi-Mumbai-400 710

AND WHEREAS it has been decided to appoint the aforesaid attorney as our lawful attorney for the execution and registration of the documents relating to the said property.

NOW THEREFORE BY THESE PRESENTS I hereby authorize and empower Mr. Khanderao Desai as our lawful attorney for the purpose of execution and registration of the documents on behalf of the Company and further to do the following acts, deeds and things, that is to say:

1. To take the above said property and to deal with the Government, their officers and other public authorities in matters touching or affecting the said property or likely to affect the said property in anyway whatsoever.

Handwritten signature: Mansotra

3. To sign all bills, vouchers, accounts and all other papers, documents and instruments in any way concerning or affecting the said property.
4. To give rent/compensation and deposit and to receive valid receipts thereof.
5. To commence, carry on or defend all acts and other proceedings concerning or touching the said property.
6. To engage any legal practitioner to appear, plead or act in any case, suit or other proceedings, concerning anything about the said property.
7. For any of the aforesaid purposes to draw, endorse and sign any cheque or other negotiable instrument and to deposit in and operate upon the account concerning the said property.
8. Generally to do, execute and perform all and every other act, matter and thing whatsoever in any way necessary or expedient relating/ concerning the said property.

3208 173-8E
2008

AND I hereby agree that all acts, deeds and things lawfully done by my/our said attorneys shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

IN WITNESS WHEREOF, I/we have signed this deed on this day of 21 / 11 / 2008.

Signed, Sealed & Delivered by:

The with named

[Signature]

I Accept
Specimen Signature of the Constituted
Attorney:

Executant
For CORE Projects & Technologies Ltd.

[Signature]
Sanjeev Mansotra
Chairman & Managing Director

WITNESS:

1. [Signature]
2. [Signature]

[Signature]
21/11/08

RAMESHCHANDR TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Chhabinath Pandey Chawl, Navpada,
Marol Naka, Andheri-Kurla Road,
Andheri (East), Mumbai-400 059.
Mb-9820846083



Signed by me
[Signature]
21/11/08

DL NO. MH04 2008011023
 2008-09 34-64-0223 (NT)
 001 25-04-2008

ALL INFORMATION TO BE KEPT FOLLOWING CLASS
 OF SECURITY THROUGHOUT PER
 001 001
 00000 25-04-2008

NAME: AMOL A KASHID
 DOB: 25-08-1986 SO: O+

SON OF: ASHOK KASHID
 A/C SURYA APT C WING, RM NO-4, TERNBH NAKA,
 SHIRDI WADA, THANE.

PN
 Security & C of
 State Authority MH04 20080227

Signature of
 Inspector of Police

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 3208/18-76
 2008



NOTE: THIS IS THE PERMANENT ACCOUNT NUMBER

ACUPA6460A



NAME
 SHUBHANAN SHRIRANG
 AJGAONKAR

FATHER'S NAME
 SHRIRANG RAJARAM AJGAONKAR

DATE OF BIRTH
 27-05-1955

SIGNATURE

[Handwritten signature]

Commissioner of Income-tax (Pune)

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12/12/2019

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