



தமிழ்நாடு தமிழ்நாடு TAMILNADU

P. G. MERCANTILE

Rs. 5000/-

L 972735

55627

PVT LTD - MUMBAI

25.10.2013



M. Velmurugan
M. VELMURUGAN
STAMP VENDOR, L.No. 2/2003
2, Thirupugal Street,
PALAYAMKOTTAI,
TAMIL NADU.

SALE DEED

(Market value Rs. 2, 71,228/-)

THIS SALE DEED ("Deed") made at Sub Register office Antipatti, Antipatti Taluk, Theni District, Tamilnadu on this 28th day of October Two Thousand and Thirteen (2013) B E T W E E N:

M/s. PG Traders (PAN No. AASPG9494L), a proprietary concern firm having its registered office situated M/s. P.G.Traders, having its registered office at Shammik Chambers, 3 Broach street, Mumbai -400009, Maharashtra, hereinafter referred to as

VENDOR

For P G TRADERS

[Signature]
Proprietor/Authorised Signatory

VENDEE

For PG MERCANTILE PVT. LTD.

[Signature]
Authorised Signatory / Director

5300/2013



2013 ஆம் ஆண்டு சிவில் நிகழ்வுகள்
...ம் நாள்...
மனசினுக்கிடைசில் ஆண்கபட்டி
சார்பதிவாளர் அலுவலகத்தில் தாக்கல்
செய்து கட்டணம் ரூ. 27,151/-
செலுத்தியவர்

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம்
42 வது பிரிவின் கீழான சான்று
2013ம் ஆண்டு வரிசை எண். 615
இம்மையின் வசித்து வரு ம்

இடது பெருவிரலு



எழுதிக் கொடுத்ததாக ஒப்புக்கொண்டவர்

இடது பெருவிரலு



எழுதிப் பெற்றதாக ஒப்புக்கொண்டவர்

இடது பெருவிரலு



இன்னாரென்று ரூபித்தவர்கள்

- S. Ravikumar s/o T. Swamirathnam 2/6 & Govindangarom
Theni

- ராஜ்குமார் எல். ஸுவாமிரத்தனம். மலையத்தி.

1... புத்தகம் 2013 ஆம் ஆண்டு
ஏண்ணைகப் புத்தகம்...
2013 ஆம் ஆண்டு...
சார்பதிவாளர்

2013ம் ஆண்டு சிவில் நிகழ்வுகள்



சார்பதிவாளர்



தமிழ்நாடு தமி்லநாடு TAMILNADU



55626

P.G. Mercantile

25.10.2013

PVT Ltd. Mumbai.

Rs.5000/-

L 972734

M. VELMURUGAN
STAMP VENDOR, L.No. 2/2003
2, Thirupugal Street,
PALAYAMKOTTAI,
TAMIL NADU.

"The Vendor" represented by its authorized signatory Mr. Jitendra bijutkar (PAN No. AJGPB1089D), Flat No B- 703, 7th Floor, Sai Kripa building, Charkop Shree Gulmohar Co.Op,Hsg. Society Ltd, Plot no 29, RSC 22, Survey no 41, sector no 8, Charkop, Kandivali (west), Mumbai-400067. (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their successors) of the One Part;

AND

M/s. P.G MERCANTILE PRIVATE LIMITED (PAN No.AAFCP3125K), a company incorporated under the provisions of the Companies Act 1956 (Act I of 1956) having its registered office at New Harileela House, 6th Floor, Mint Road,

VENDOR

For P G TRADERS

Proprietor/Authorised Signatory

VENDEE

For PG MERCANTILE PVT. LTD.

Authorised Signatory / Director

Author's address: Department of Statistics, University of California, San Diego, La Jolla, CA 92037, USA.

Mumbai – 400 001, Maharastra hereinafter referred to as “the Purchaser” represented by its authorised signatory **Mr. K Manimaran** (PAN No. ARNPM3141N), 2/22A west street, Puliur, kottaiyur (post), Ilayangudi (Via), Sivagangai (dist), Pin- 630 702 (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their successors) of the Other Part;

WHEREAS:

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land admeasuring **3.01 acres** bearing Survey Nos. 481/1, 481/2A, 481/2B, 481/3, 481/4, 481/6, 481/9 at Vallalnathi Village and Survey No. 33/1C G.Usilampatti Antipatti Taluk, Theni district, in Tamil Nadu (hereinafter referred to as “said Land” and more particularly described in the Schedule 1 hereunder written;
- (ii) The Vendor agreed to sell to the Purchaser and the Purchaser agreed to purchase from the Vendor the said Land at or for the price of **Rs. 2,71,228/- (Rupees Two Lakhs Seventy One Thousand Two Hundred and Twenty Eight Only)**
- (iii) The Purchaser has now requested the Vendor to sell, transfer and assign the said Land and all the Vendor's right, title and interest therein which the Vendor has agreed to do in the manner hereinafter appearing;



VENDOR

For P G TRADERS

[Signature]
Proprietor/Authorised Signatory

VENDEE

For PG MERCANTILE PVT. LTD.

[Signature]
Authorised Signatory / Director

...the Vendor has agreed to sell the Land to the Purchaser for the price of Rs. 1,71,518. (Rupees One Lakh Seventy One Thousand Two Hundred and Eighty Only)

WHEREAS

(a) The Vendor is desirous to sell the Land to the Purchaser for the price of Rs. 1,71,518. (Rupees One Lakh Seventy One Thousand Two Hundred and Eighty Only)



(b) The Vendor has agreed to sell the Land to the Purchaser for the price of Rs. 1,71,518. (Rupees One Lakh Seventy One Thousand Two Hundred and Eighty Only)

(c) The Vendor has agreed to sell the Land to the Purchaser for the price of Rs. 1,71,518. (Rupees One Lakh Seventy One Thousand Two Hundred and Eighty Only)

1
முத்தகம் 20 13
எண் ஆவணம் 13
செலவெட்டி 3
5306

FOR P O TRANS
FOR P O TRANS





NOW THIS DEED WITNESSETH that in pursuance of the acceptance by the Vendor of the offer for sale made by the Purchaser and in consideration of the sum of **Rs. 2,71,228/- (Rupees Two Lakhs Seventy One Thousand Two Hundred and Twenty Eight Only)** payable by the Purchaser to the Vendor on or before the execution of these presents being the full consideration money payable by the Purchaser to the Vendor (the payment and receipt whereof the Vendor do hereby admits and acknowledges and of and from the same doth hereby acquits, releases and discharges the Purchaser forever) the Vendor do hereby grants, conveys, assigns and transfers unto the Purchaser the said Land and all its ownership as well as beneficial rights, title and interest into and upon the said Land TOGETHER WITH all the rights, title and interest of the Vendor in the said Land TO HAVE AND TO HOLD All and Singular the said Land and all the Vendor's rights, title and interest therein into and to the use and benefit of the Purchaser SUBJECT HOWEVER to the payment by the Purchaser of all the taxes and outgoings and other charges now or hereafter payable to the municipal authorities AND the Vendor do hereby covenants with the Purchaser that the Vendor has good right, full power and absolute authority to transfer its ownership as well as beneficial rights, title and interest in the said Land unto the Purchaser in the manner aforesaid AND the Vendor do hereby covenants that it shall from time to time at the request and cost of the Purchaser do all acts, deeds, matters and things and sign and execute such further deeds, documents, writings and papers which the Purchaser may require to effectually transfer and vest the Vendor's rights, title and interest in the said Land unto and in favour of the Purchaser.

AND the Vendor declares and represents to the Purchaser that save and except as disclosed to the Purchaser:

VENDOR

VENDEE

For P G TRADERS

Authorized Signatory

For PG MERCANTILE PVT. LTD.


Authorized Signatory / Director



- a) All the outgoings due and payable by the Vendor to the municipal authorities in respect of the said Land will be fully paid till date of possession;
- b) Vendor is the sole and absolute owner of the said Land and nobody else is interested therein either as a co-parcener, co-partner, co-owner or otherwise howsoever;
- c) The said Land are not in any manner whatsoever mortgaged, charged or encumbered and they are free from all encumbrances;
- d) The Vendor's title to the said Land is marketable and free from all encumbrances and doubts;
- e) Neither the said Land or any part thereof has not been let out nor agreed to be let out nor sub-let nor agreed to be sub-let nor given on leave and license basis to any person or persons and the Vendor has not parted with possession thereof or any part thereof to any person or persons at the time of the execution of these presents;
- f) The Vendor has duly complied with observed and performed all the terms and conditions, the rules, regulations and have not done any act, deed, matter or thing whereby or by reason whereof the transfer to the Vendor of the said Land has become liable to be cancelled.

VENDOR

VENDEE

For P G TRADERS

Proprietor/Authorised Signatory

For PG MERCANTILE PVT. LTD.

புததகம் 20 13 வந்த 5306
எண் ஆவணம் 13
கொண்டது 5 வது நாள்



FOR TO MERCHANTS PVT LTD.

FOR P Q TRADERS

Registered/Authorized Signatory

Authorized Signatory/ Director

AND the Vendor and the Purchaser shall at all times co-operate with each other by signing and executing all the documents from time to time required for transferring and registering the said Land in favour of the Purchaser in the records of the concerned authorities.



AND the stamp duty, deficit stamp duty, penalty and interest, if any, and registration charges payable on these presents or any other documents in respect of the transactions contemplated hereunder and/or for completion of the Sale contemplated hereunder shall be borne and paid by the Purchaser alone and the Vendor shall not be liable for the same. However, each party shall bear and pay their own expenses including their own Advocates Professional Fees.

AND THESE PRESENTS FURTHER WITNESSETH that the Vendor has handed over to the Purchaser as the sole and absolute owner of the said Land the vacant and peaceful possession of the said Land.

AND THESE PRESENTS FURTHER WITNESSETH that on the execution of these presents the Purchaser shall become the full and absolute owner of the said Land and the Vendor shall cease to have any right, title and interest of any nature whatsoever therein.

IN WITNESS WHEREOF the parties hereto have been signed to these presents the day and year first hereinabove written.

VENDOR

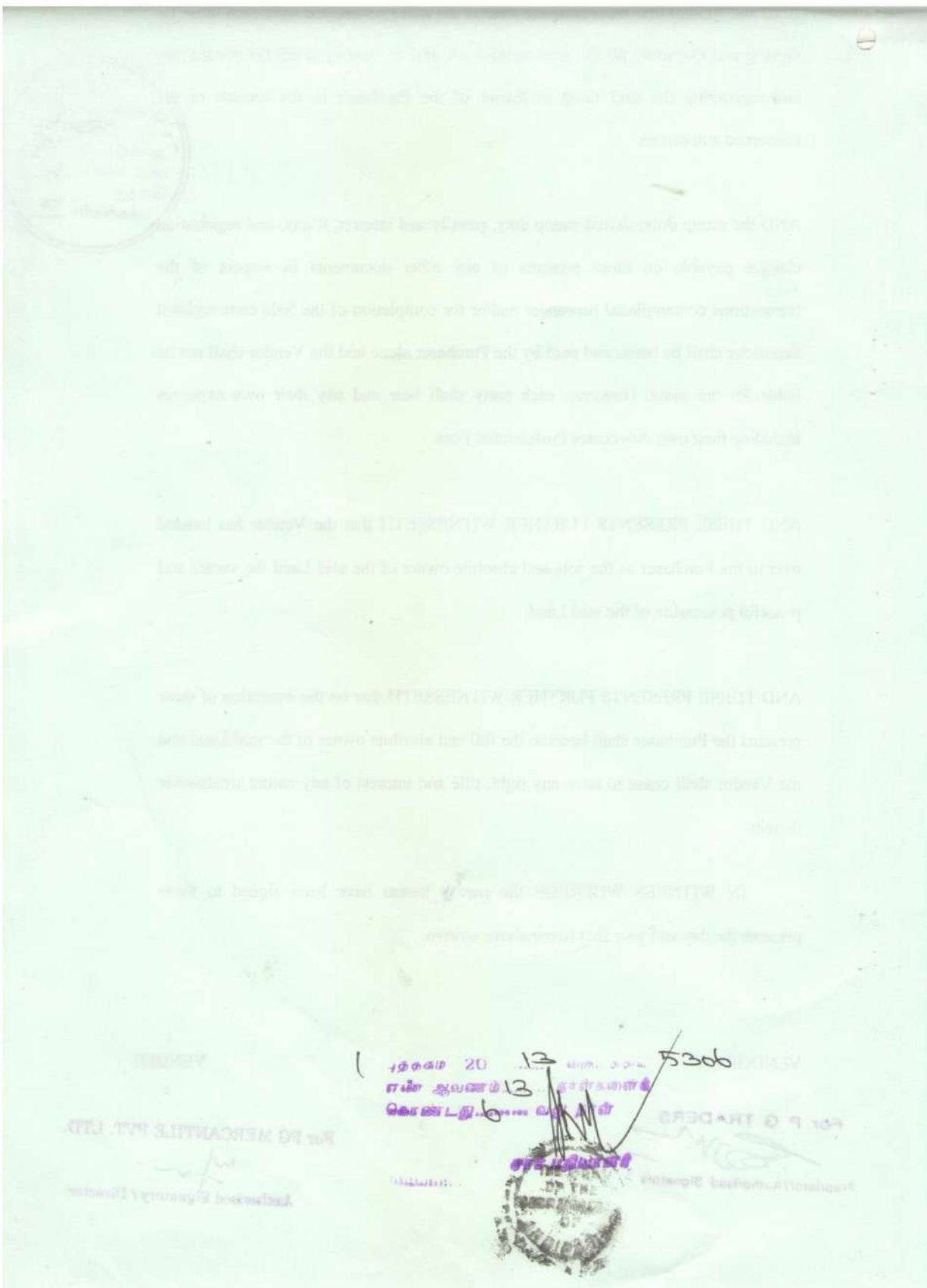
VENDEE

For P G TRADERS

Proprietor/Authorised Signatory

For PG MERCANTILE PVT. LTD.

Authorised Signatory / Director



THE SCHEDULE ABOVE REFERRED TO:

(Description of the Land)

SCHEDULE OF PROPERTY

All piece and parcel of land situated at Vallalnathi village, Antipatti Taluk, Theni Registration District in

Survey Field. No. 481/1 admeasuring an extent of 0.29 Acres (0.11.7 Hectare) in the Eastern side out of the total extent of 0.35 Acres(0.14.0 Hectare)

Survey Field. No. 481/2A admeasuring the total extent of 0.33 Acres (0.13.5 Hectare)

Survey Field. No. 481/2B admeasuring an extent of 0.07 Acres (0.02.8 Hectare) in the Western side out of the total extent of 0.33 Acres(0.13.5 Hectare)

Survey Field. No. 481/3 admeasuring an extent of 0.31 Acres (0.12.5 Hectare) in the Western side out of the total extent of 0.38 Acres(0.15.5 Hectare)

Survey Field. No. 481/4 admeasuring an extent of 0.51 Acres (0.20.6 Hectare) in the Western side out of the total extent of 0.58 Acres(0.23.5 Hectare)

Survey Field. No. 481/6 admeasuring an extent of 1.44 Acres (0.58.3 Hectare) in the Center position out of the total extent of 2.27 Acres (0.92.0 Hectare)

Survey Field. No. 481/9 admeasuring an extent of 0.05 Acres (0.02.0 Hectare) in the Eastern side out of the total extent of 0.67 Acres(0.27.0 Hectare)

The above Item no. 1 to totaling to an extent of 3.00 Acres and the same is bounded on the

North By	: Land in S.F.No.480, 462
East	: Remaining Land in S.F.No. 481/2B,481/3,481/4,481/6.
South	: Land in S.F.No. 516
West	: Remaining Land in S.F.No. 481/1,481/9,481/6

All piece and parcel of land situated at G.Usilampatti village, Antipatti Taluk, Theni District in

Survey Field.No.33/1C admeasuring an extent of 1 Cent in the Northeast corner out of the total extent of 1.91.1/2 Acres and the same is bounded on the

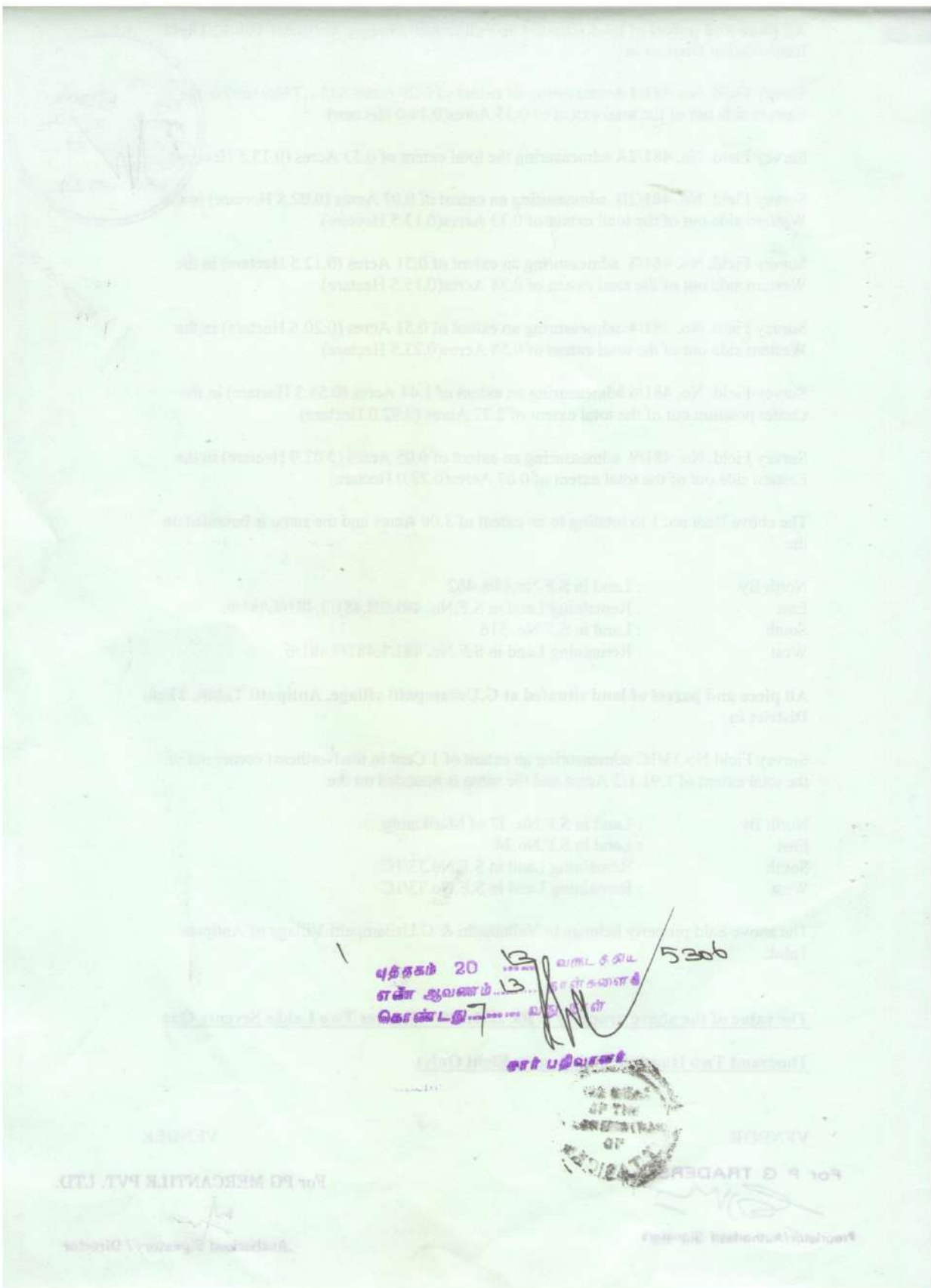
North By	: Land in S.F.No. 37 of Marikundu
East	: Land in S.F.No.34
South	: Remaining Land in S.F.No.33/1C
West	: Remaining Land in S.F.No.33/1C

The above Said property belongs to Vallalnathi & G.Usilampatti Village of Antipatti Taluk.

The value of the above property is Rs. 2,71,228/- (Rupees Two Lakhs Seventy One Thousand Two Hundred and Twenty Eight Only)

VENDOR

VENDEE



புத்தகம் 20
என் ஆவணம்
கொண்டது

13

வாடா சதா

5306

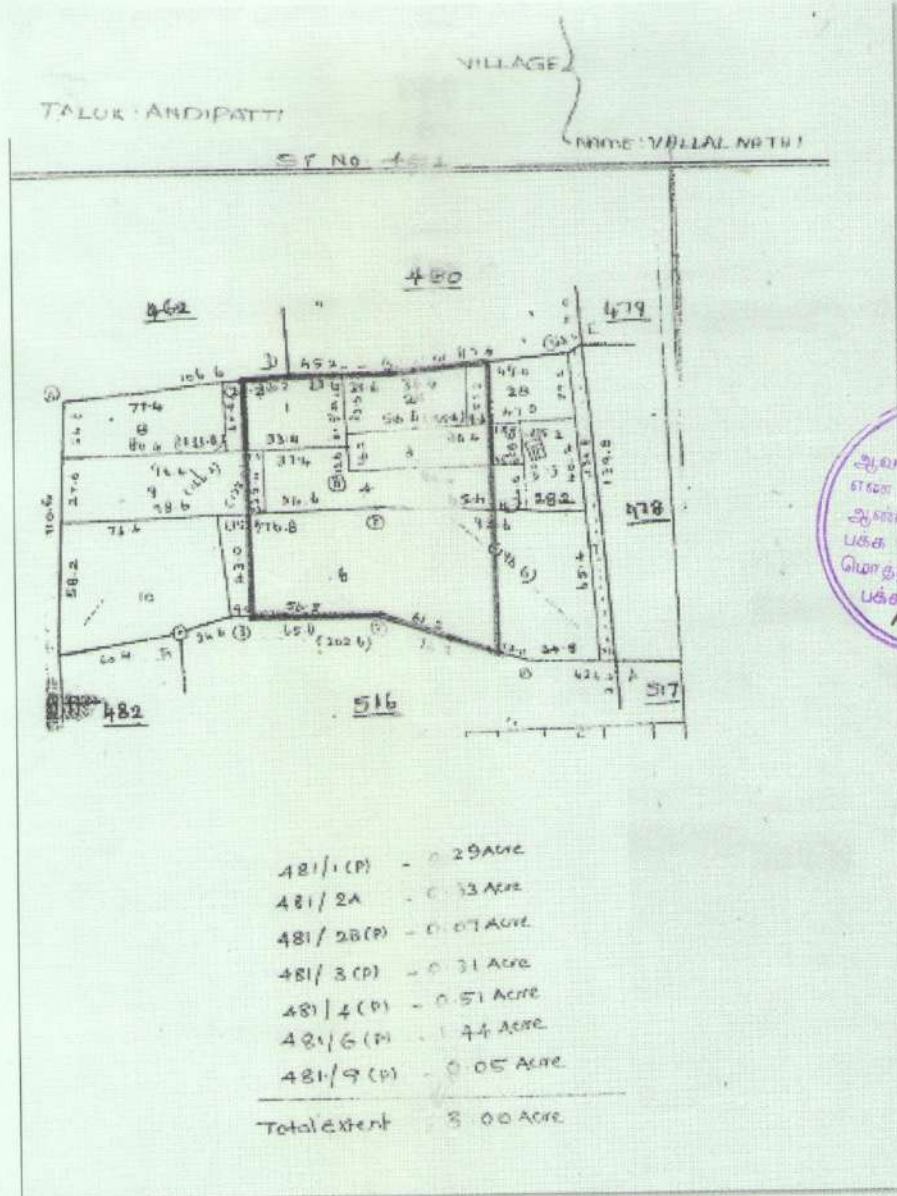
சுப பதிவாச



For P & TRADER

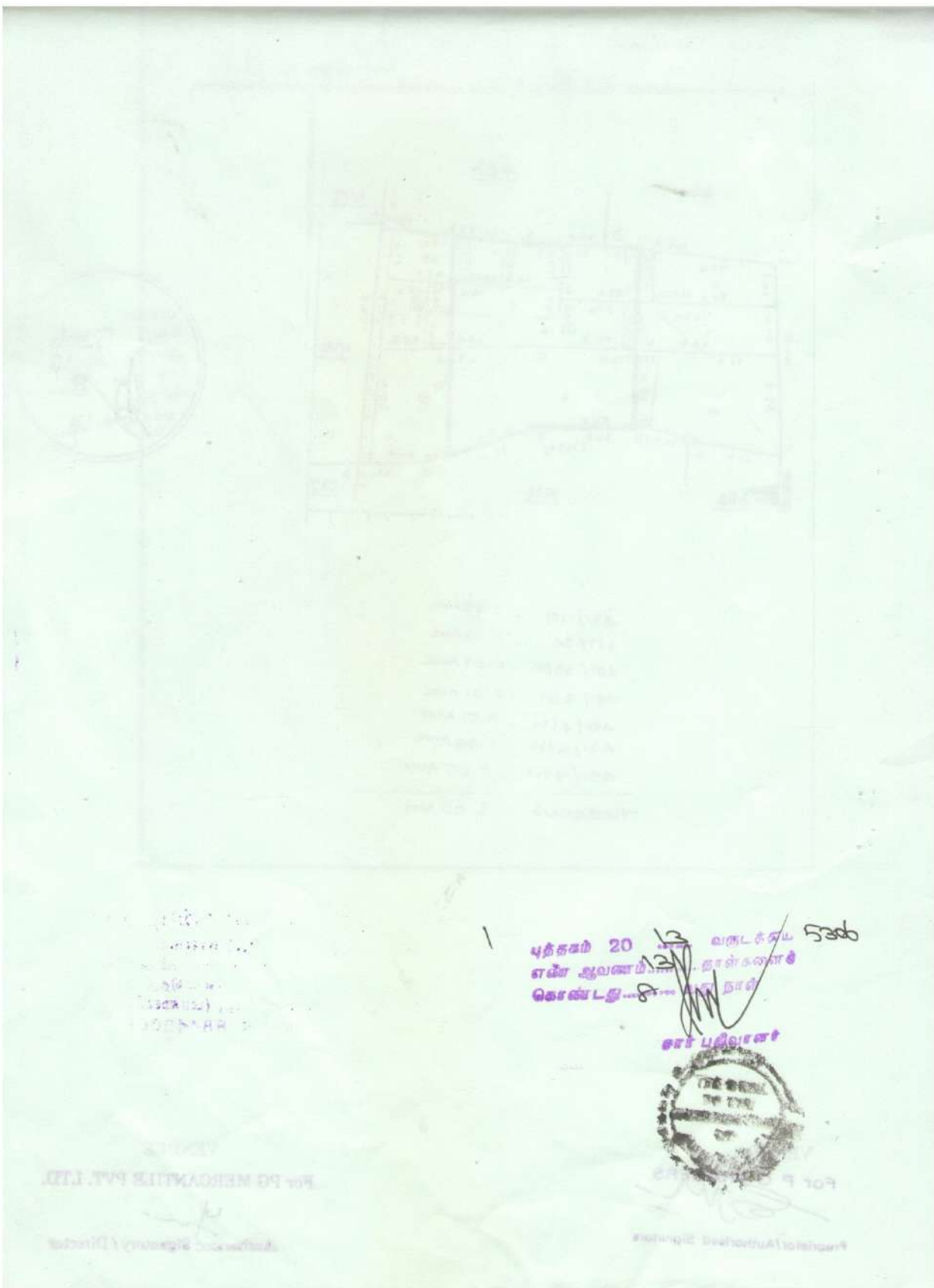
சென்னை

LAND MAP:



VENDOR
For P G TRADERS

VENDEE
For PG MERCANTILE PVT. LTD.



புத்தகம் 20 13 வகுப்பு 5306
என் ஆவணம்... தாள்களை
கொண்டது... நாள்



For PG MERCHANTS PVT. LTD.

Director

Director

IN WITNESS WHEREOF THE VENDOR, THE PURCHASER HAVE SET
THEIR SIGNATURES ON THE DAY MONTH AND YEAR FIRST ABOVE
WRITTEN

SIGNED SEALED AND DELIVERED
By within named "VENDOR"
PG Traders
By Mr.Jitendra Bijutkar
was hereunto affixed in pursuance of the
Board Resolution dated
In the presence of Mr.Prateek Gupta

For P G TRADERS

Proprietor/Authorised Signatory

SIGNED SEALED AND DELIVERED
By within named "PURCHASER"
PG Mercantile Private Limited
By Mr.K.Manimaran
was hereunto affixed in pursuance of the
Board Resolution dated October 3, 2013
In the presence of Mrs.Suman Gupta

For PG MERCANTILE PVT. LTD

Authorised Signatory / Director



WITNESS:

- 1) S.Ravikumar S/o T. Swaminathan 2/68 Govindangaram Theri
- 2) M. Kuman. 810. nathan. Malicutty.

DRAFTED BY

M. முத்துசுந்தரி, B.B.E.B.L.

அ.ப.உ.உ.உ. 752525/00

மாண்புமிகு உறுப்பினர் அலுவலகம்

மேல் குடை தெரு

ஆண்டிபட்டி, (மாலைப்பட்டி)

செல் 9788442009

FOR P. G. TRADER

Registered Address: 23, 24

FOR PG MERCHANTS PVT LTD

Registered Address: 23, 24



2-2-2013

2013

4th Dec 2013
என். ஆவணம்...
கொண்டது... 9



1968 ம் வருடத்திய சென்னை முத்திரைச்சட்டம் விதி 3(1)
பத்திரங்களின் குறைவு மதிப்பீடு தடுப்பு விதிகள்(ன்) கீழ் தரும்
ஸ்டேட் மெண்ட்

வள்ளல்நதி கிராமம்

வ.எண்	சர்வே எண்	விஸ்தீரம்	சொத்தின் தன்மை	நடைமுறைநிலவர படி எழுதிக்கொடுப்பவ களின் மதிப்பீடு
<u>1.</u>	481/1	0.11.7	}	270338
<u>2.</u>	481/2A	0.13.5		
<u>3.</u>	481/2B	0.02.8		
<u>4.</u>	481/3	0.12.5		
<u>5.</u>	481/4	0.20.6		
<u>6.</u>	481/6	0.58.3		
<u>7.</u>	481/9	0.02.0		
<u>II</u>	G.உசிலம்பட்டி கிராமம்			
<u>8.</u>	33/1C	0.00.40		890
	ஆக மொத்தம் ரூபாய்			2,71,228

For P G TRADERS

Proprietor/Authorized Signatory



For PG MERCANTILE PVT. LTD

Authorized Signatory / Director

1 / புதிதகம் 20 ...13 வரடத்தம் 5306
என ஆவணம் 13 தார்க்கை
கொண்டது 10 வரடதர்

ert pparat



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JITENDRA N BIJUTKAR

N J BIJUTKAR

03/08/1977

Permanent Account Number

AJGPB1089D

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, I.T.TSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें / लौटाएं।
आयकर सेवा सेवा इकाई, I.T.TSL
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई-400 614.

For P G TRADERS

Proprietor/Authorised Signatory

For PG MERCANTILE PVT. LTD

Authorised Signatory / Director





For PG MERCHANTILE PVT. LTD

Authorized Signatory Director

For P G TRACERS

Authorized Signatory



புத்தகம் 20
எண் ஆவணம்
கொண்டது

வாங்குதல்
புத்தகம்
புத்தகம்
புத்தகம்

5306



P. G. Mercantile Pvt. Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF P G MERCANTILE PRIVATE LIMITED AT THEIR MEETING HELD ON OCTOBER 3, 2013 AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY TO SIGN THE SALE DEED AGREEMENT

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to execute the Sale Deed Agreement pertaining to all piece and parcel of land bearing Survey filed no. 481/1, 481/2A, 481/2B, 481/3, 481/4 and 481/6 situated at Vallalnathi Viiage, Antipatti Taluk, Theni District, Tamil Nadu.

RESOLVED FURTHER THAT Mr. K. Manimaran, Authorised Signatory of the Company be and is hereby authorized to sign the Sale Deed Agreement relating to the aforesaid property(ies) and to sign such other documents, papers, deeds and to do all such other acts, deeds, matters and things as may be required to give effect to this resolution."

For P G MERCANTILE PRIVATE LIMITED

Gupta
DIRECTOR



Regd. Office: New Narileela House, 6th Floor, Mint Road, Fort, Mumbai - 1.
Corporate Office: Apeejay House, 6th Floor, 130, Mumbai Samachar Marg,
Fort, Mumbai - 400 023. Phone : 91-22-6194 8888 / 6636 8888
Fax : 91-22-2282 1416 / 1098 E-mail : ushdev@vsnl.net



P. B. Mercantile Pvt. Ltd.

CERTIFICATE OF INCORPORATION IN THE REGISTERED OFFICE OF THE COMPANY
AT THE REGISTERED OFFICE OF THE COMPANY
DATE OF THE CERTIFICATE

INCORPORATED IN THE REGISTERED OFFICE OF THE COMPANY

RESERVED FOR THE COMPANY OF THE REGISTERED OFFICE OF THE COMPANY
FOR THE REGISTERED OFFICE OF THE COMPANY
FOR THE REGISTERED OFFICE OF THE COMPANY

RESERVED FOR THE COMPANY OF THE REGISTERED OFFICE OF THE COMPANY
FOR THE REGISTERED OFFICE OF THE COMPANY
FOR THE REGISTERED OFFICE OF THE COMPANY

FOR THE REGISTERED OFFICE OF THE COMPANY



Handwritten signature and text.

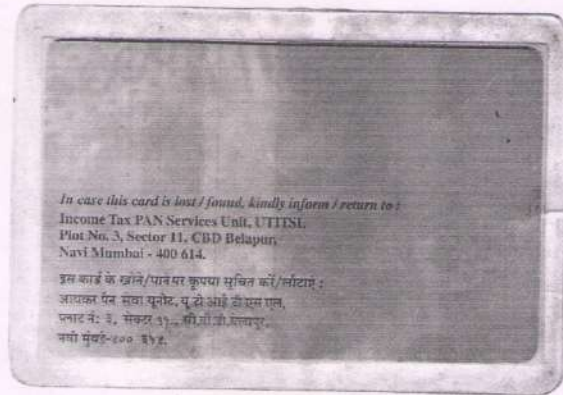


1
முதலாம் 20 13
எண் ஆவணம் 13
கொண்டது 13

சுரீ பதிவாளர்



சுரீ பதிவாளர்
சுரீ பதிவாளர்
சுரீ பதிவாளர்
சுரீ பதிவாளர்
சுரீ பதிவாளர்

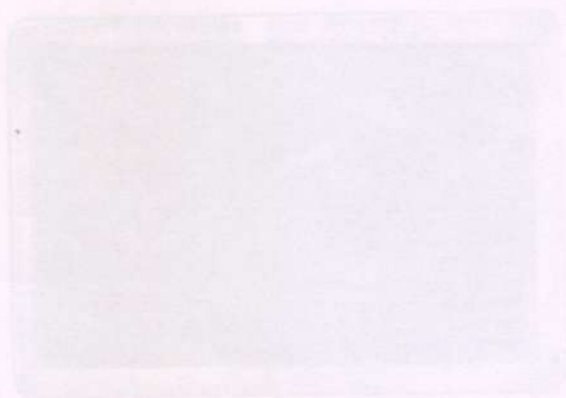
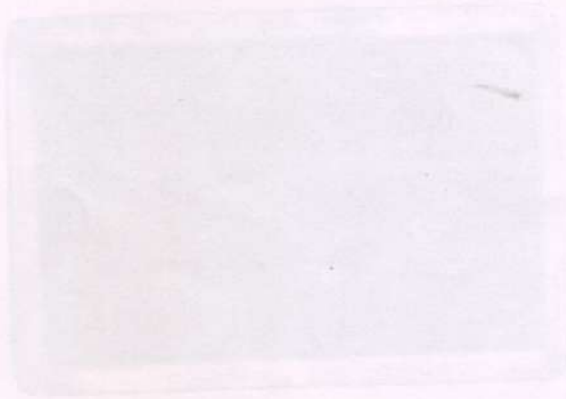


For P G TRADERS

Proprietor/Authorized Signatory

For PG MERCANTILE PVT. LTD

Authorized Signatory / Director



For PG MERCHANTS PVT. LTD

General Manager

For PG MERCHANTS PVT. LTD

புதிதம் 20 13
என் ஆவணம் 13
கொண்டது 12

