#### 

Saturday, June 7, 2008 17:34:31 am सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक मुंदई शहर 3

दस्त क्रमांक : 3270/2007

नोदंभी 63 Regn. 63m

गायाचे नाय : कोर्ट

🔑 (१) विलेखाचा प्रकार

करास्त्रक्ष

(2) सोबदला

₹.22,500,000/-

(3) बाजारभाव(माडेपटटयाच्या यावतितपटटाकार आकारणी देतो की पटटेदार ते तमुद्र करावे) ₹.18,532,032/-

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

ति.टी.एक. संबर 1430 - पालिकेचे नावः मुंबई मनपा इतर पर्णन : ऑफिस में 202 , 2 स मजला , शारदा चैंबर्स , न्यू मरीन लाईन , मुं 20.

(5) क्षेत्रफळ

157.80 चीं,मीटर

(6) आकारणी किंवा जुड़ी देण्यात असेल तेव्हा.

(7) दस्तरेवज करत देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असंल्यास.प्रतिवादिचे नाव व पता. 1) नाव:- में बुँम्बे फायबर इंडस्ट्रीयल जा लि चे संचालक कांतीलाल घंपाताल कोठारी - + :वय: 63;पता : -601 कॉमर्स हाऊस , 140 तुरीलदास हास्टर रोड . कोर्ट पिन कोड: 1 पॅन नंबर: AAACE1914D

(६) दस्तरेयज कस्त घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता ो)बार्वः- में गुनिना वैचर इंडिया प्रा लि चे संयुक्तिक प्रशांत समदाती - - ; वय:35: पता:-25 बी , 2 रा मजता , 160 डि एन रोड:पिन कोड:-1; पॅन नु:-AACCG9591R;

(३) इस्तरेयाः, प्रारुम दिल्याचा दिनांक

(10) दस्त नोंहणी केल्याचा दिनांक

(11) अनुक्रमांक,खंड व पृष्ठ

(12) बाजारभाषाप्रमाणे मुद्रांक श्लक

(13) बाजारभावाप्रमाणे मॉदणी शुल्क

14/11/2007

14/11/2007

3270/2007

₹.1,125,100/-

₹.30,000/-

(14) शेस





श्री अविध प्रवास गर्नन्सार अहिलि पुरिकार

खरी प्रत 2

—— पर पुज्यम निवधक, मृंबा



HIS DEED OF TRANSFER made at Mumbai this 14th day of November, 2007 BELWEEN M/s. Bombay Fibre Industrial Pvt. Ltd. a company registered under the injes Act, 1956 and having its registered office at 601, Commerce House, 140, Master Road, Fort, Mumbai - 400 001 hereinafter called the TRANSFERORS" (which expression shall unless it be repugnant to the context or caning thereof be deemed to mean and include its successors and assigns) of the One Part AND M/s. Gunina Venture Inida Pvt. Ltd. a company registered under Companies Act, 1956 having its registered office at 25B, 2nd floor, Esplantde Madsicht 150 D. N. Road, Fort, Mumbai - 400 001 hereinafter called "the TRANSEE which expression shall unless it be repugnant to the context of meaning thereof the

deemed to mean and include their representative and their respective heirs, executors

administrators and assigns) of the Other part

MAHARASHTRA

Twenty five Thousand

#### MEREAS :

By an Agreement for Sale dated 19th June, 1975 entered into between one M/s. Ellora construction Company therein and thereinafter called "the party of the First Part" and the Transferors therein called "the party of the Second Part" the Party of the First Part agreed to sell to the Transferors and the Transferors agreed to purchase from the party of the First part Office premises being Office' No.202 admeasuring about 1698 sq.ft.(built up) area equivalent of 157.81 sq. nurs. (built up) hereinafter referred to as "the said Office" on the 2<sup>rd</sup> floor in the Building known as "Sharda Chambers" situated at New Marine Lines Mumbai 400 020 hereinafter referred to as "the Said Building" situate lying and being on the piece or parcel of land bearing plot no.15 of the Marine Lines Estate and which said piece of land forms portion of the lands formerly vested in the stustees for the improvement of the City of Bombay and now in the Mumbai Municipal Corporation and which are assessed by the Collector of Land Revenue under new Survey No.8543, and Cadastral Survey No.1430 of Fort Division and more particularly described in the Schedule hercunder written for the price and on the terms and conditions as more particularly set out in the said Agreement.

Pursuant to the said Agreement, the Transferors paid to the Party of the Circle Part the full agreed consideration amount mentioned therain and the party of the First part put the Transferors in vacant and peaceful adsission of the office:

A Co-operative Society has since then been formed of the pure.

office in the said Building including the Transferors which has been registered under the provisions of the Manarashtra Co-operative Societies Act, 1960 in the name and style of Sharda Chambers premises Co-operative Society Limited, bearing Registration No.BOM/GEN/1164 dated 27th October 1978 and hereinafter called "the said society"

The Transferors are the registered members and shareholders of the said Society.

As such members and shareholders of the said Society the said Transferors are entitled to and are holding five fully paid up shares of Castell each bearing Distinctive nos.61 to 65 (both inclusive) of the Society issued under share Certificate No.13 as hereinafter referred to as the "said Shares".

The Transfers are entitled to use occupation and onjoyment of the said office on what is commonly known as "ownership basis".

The Transferors have agreed to sell transfer and assign to the Transferes and the constitutes have agreed to capitle from the Transferors all their share, right little and interest in the said Shares regether with their right, title and interest in a the said Office with all incidental rights and benefits attached thereto (the said shares and the said Office are hereinafter collectively referred to as "the said premises" at or for the lump sum price of Rs.2,25,00,000/- (Rupees Two Crores Twenty Five Lacs Only), upon the terms and conditions stated hereinafter:

The Transferees have now requested the Transferors to execute this Deed of Transfer which the Transferors have agreed to do for the consideration and on the terms and conditions and in the manner hereinafter contained.

NOW THIS DEED OF TRANSFER WITNESSETH that in pursua tgræment and in consideration of the sum of Rs.2,25,00,000/-Twesty Five Lacs Only) being the full purchase price to be paid by for Transfere he Transferors on or before the execution of these presents (the Payment and receipt street the Transferors do hereby admit and acknowledge and of and from the til every part thereof do forever acquit release and discharge ! custerors do hereby sell transfer and assign on to the Transferees tizes of the face value of Rs 50/- each of the said Society Shanda Chamb p-operative Society Limited (hereinafter referred to as minctive nos.61 to 65 (both inclusive issued by the said society under enficate No.13 dated 12" March 1979 and AND ALSC all and situltiar the office ວ 202 admeasuring about 1698 sq.ft.(built up) ໄດ້ຕະວັດລາຍ to Intrs.(built up) on the 2nd floor of the said society's nambers" situate at Plot No.15 New Marine Lines, Mumbai 400 020 addularly described in the schedule hereunder written (which said shares and the said has are hereinafter collectively referred to as the "said Premises" and all the fizzsierors right title and interest incidental thereto including in the amount of Sinking and Deposits of Electric Meters, Water Meter and Gas Meter and connections bather with the rights, privileges, advantages and appurtenances whatsoever to the id Premises belonging or in anywise appurtenant thereto or with the same or any part execting or at the time heretofore usually held used enjoyed or occupied therewith or ruled or known as part of members thereof or to belong or be appurtenant thereto



AND ALSO TOTETHER with all deeds, documents, writings, vouchers and other elifences of title relating to the said Premises including the relevant Share Certificate of respect of the said shares and all other evidences of title in respect of the said premises or any part thereof AND ALL the estate right title and interest use inheritance property possession benefit claim order and whatsoever at law and inequity of the transferors into out of or upon the said premises TO HAVE AND TO HOLD all and singular the said premises hereby sold transferred and assigned or intended or expressed to be with their and every of their right privileges advantages members and appartenances unto and to the use of the Transferees forever absolutely SUJECT to the payment from 1° October, 2007 by the Transferees of all proportionate rates, taxes, assessments does and outgoings payable to the Government of Maharashtra Municipal Corporation of Greater Bombay or any other local body or authority in respect thereof of the said society AND SUBJECT ALSO to the observance and performance by the Transferees of the rules regulations and bye-laws from time to time of the said society and the Transferors do hereby covenant with the Transferees as follows.

That the Transferors are the sole and absolute owners of the said premises and that no other person or persons has or have any right life, interested claim whether by way of sale, lease, charge, lien, gift, truly, easement, mortgage license or therwise how soever and that the Transferore have good right and absolute authority to sell and transfer the said premises to the Tansferore.

That the Transferors have not heretofore entered into any agreement for its transfer or any other disposition whatsoever with any party or person in respect of the said premises or any part thereof:

That the Transferors have not created any change of encumbrance of any nature whatsoever on the said premises or any part thereof nor have the subject matter of any litigation or dispute inter alia for title possession nor any notice of his pendence been given/filed nor are the same subject to any attachment before or after judgment or attached in execution of any decree of order (including any order passed by any Tax or Revenue Authority) nor have the Transferors created any tenancy or leave and license or lease or any other rights in favour of any one in respect of the said Premises or any art thereof:

That the Transferors are in absolute and exclusive possession of the said premises and every part thereof and that no other party or person is in possession of or entitled to possession thereof in any capacity whatsoever:

्र बंबई-३ 39190//~ That the Transferees shall hereinafter peaceably and quietly enter upon and remain in possession of the said premises without any interference disturbance, intercuption, claim or demand whatsoever by the Transferors and/or the said Society and/or any person or persons lawfully and equitably claiming by, from through under or in trust for the Transferors:

That the original rule doeds and documents relating to the said Premises are in the possession control and custody of the Transferors and the same have not been deposited with any bank, financial institution, non-banking Financial Company or any other party or person whether by way of equitable mortgage, pledge or hypothecation or otherwise whatsoever and are simultaneously with the execution

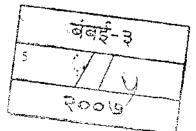
of this Deed of Transfer handed over to the Transferees.

That the transferors are not prevented by any law, Condition order injunction or covenant in force for the time being from selling transferring or conveying the Said premises to the Transferoes.

That the Transferors have duly complied with the Rules Regulations and the laws of the said Society from time Time and that electronsferors have not received any notice from the said Society for or in relation to any breach of the rules regulations and bye-laws of the said Society nor are there are action or proceeding pending against the Transferors at a feet and Society in respect of the said Shares and the said Premises including any notice or action for expulsion of the Transferors as members of the said Society:

That the Transferors have duly paid and discharged in full the Shorty dues debts and liabilities in respect of the said Premises upto 30th Sept-07 including the Municipal taxes and maintenance charges and other outgoings payable to the said Society.

That in so far as the Transferors are aware, there is no chatterians or factor which would in any manner prevent the Transferors from selling and or transferring the said Premises to the Transferees or which may prevent the Transferees from purchasing, acquiring and enjoying the use of the said Premises without any fetters, restrictions or impediments



- That not withstanding any act, deed, matter or thing whatsoever done, committed or or orbited by the Transferors or any person or person lawfully and equitably, classing to the transferors the Transferors have to them All right power and absolute authority in their own right to transfer the said Premises in favour of the Transferoes.
- That neither the Transferors nor any one on their behalf has/have committed or omitted any act, deed matter or thing whereby peaceful occupation possession and enjoyment of the said Premises and other rights, privileges advantages and benefits in respect thereof by the Transferoes may become or may be prejudicially affected or encumbered in any manner.

The remainding up belition or may other togal proceedings are filed or pending against the Transferors

- That no Income Tax or any other taxes or demands whatsoever are interending due or payable by the Transferors.
- in respect of the said Premises

On the Transferors do hereby further covenant with the Transferors shall at all times indemnify and keep indemnified and save harmless the Transferees against all claims, demands, suits proceedings costs charges and expenses against all loss or damage that may be suffered incurred find and Transferees or arising by reason of the Transferees acquiring the said Sharon a said Premises in the manner herein contained AND Transferors do hereby ovenant with the Transferees that the Transferors and all new one having or o equitably claiming any estate right title or interest at law opin equition th Sixes and the said Premises hereby transferred and assigned of expressed so 20 part thereof by or under or in trust for the Transferors or afteror s and will form from time to time and at all times hereafter at the request and cost of the Transferees do and execute or cause to be done and executed all such further and size lawful and reasonable acts, deeds, matters and things, conveyances declarations mi assurances in law whatsoever including Instrument of Transfer prescribed by and territed to be submitted to the said Society together with all applications, letters and examinations that may be required to be submitted/addressed to the said Society or and sutherity for effective transfer of the said Shares and the said Premises including

the first real way of as Application for transfer and materiality Bond in a first first record of the roy for themselves and their nears, executors in strates and assigns a vellent with the Transferors that the Transferoes shall extremembers of the said Society and shall abide by observe and perform all the regulations and bye-laws from time to time of the said Society and shall effect. October 20 to the die to bear and pay their share of outgoings, taxes, water and the said first regulation of the said first regulation of the Said first regulation of the Said first share of the Said first regulations of the Transferees in the records of the said first regulations charges, if any payable in respect of this is a contract the said first regulations charges, if any payable in respect of this

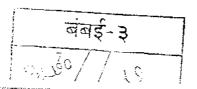
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int. P.s Maiktra intra Co-Goerative Societies Act. No. XXIV of 1980) (Reg. No. Born/GEN/1164 Sated 27-10-78)

CERTIFICATE OF SHARES	
Certificate No. 13	
Tais is to certify that Bombay Fibre Industries Ctd	
he Registered Holder (s) of (	V
ticees lifty (Rs. 50)-) each numbered <u>@1</u> to <u>@5</u> both inclusive	
HARDA CHAMEERS PREMISES CO-OP. SOCIETY LTD., BOMBAY. Subject to	
Eye-laws of the said Society, and that upon each of such Shares	
sum of Rupees Fifty has been fully paid.	
Given under the Common Seal of the Society at Bombay	Ŏ.
2- day of <u>Manch</u> 1979	
For & on behalf of	
SHARDA CHAMSERS PREMISES CO-OP, SOCIETY	
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## sharda Chambers Fremises Co-Op. Society Ltd.

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15, St. Vittaidas (Lackerse) Marg, (Nov. Marine Lines), Mumbai 400 020

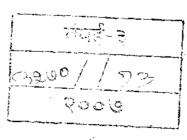
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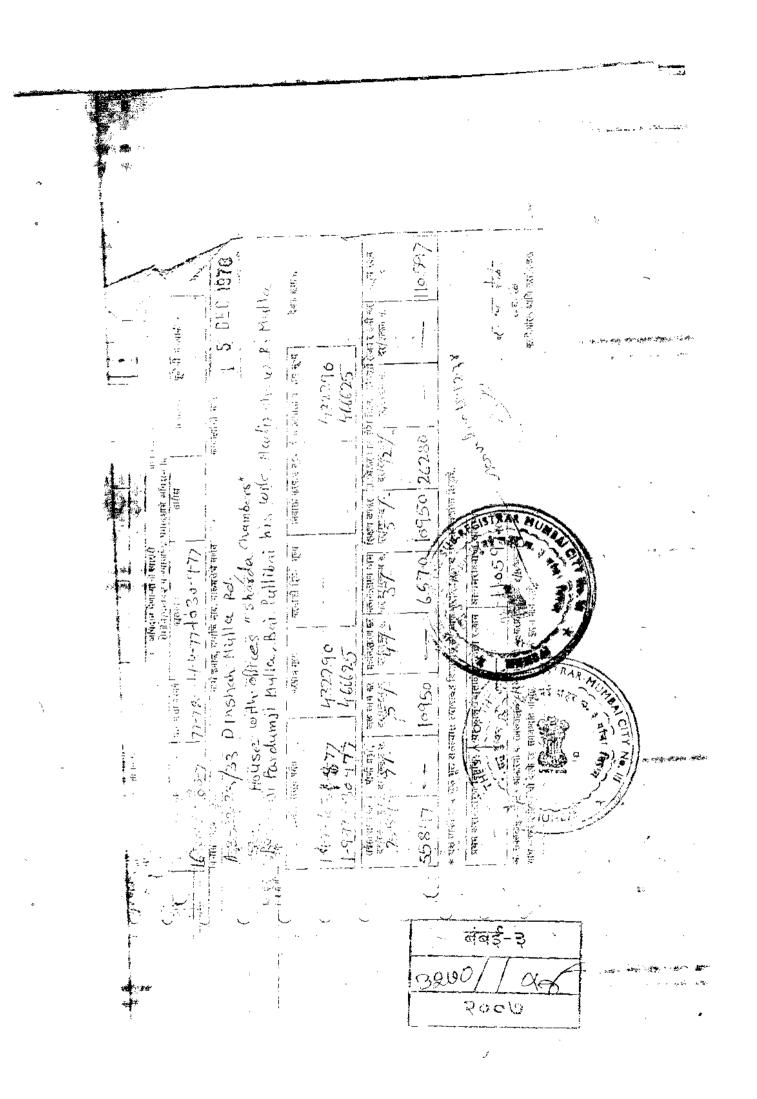
This is to certify that the huilding known as "Sharda Chambers" 15 New Marinelines, Mumbai - 400 020 was constructed is 1973 and the Society was formed in 1978

Piace Mumbal - 400 020 Date 8.11.2007

(V;S, Mani) Manager







BOLD, Y HORE INDUSTRIES PVT. LTD.

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TITLE BUE COPE OF THE RESOLUTION PASSED AT THE MEETING OF MAKE OF DECEMBER OF BUILDING PRIVATE THE BUILDING AT SPECIAL CONNERCE HOUSE, NAGINDAS MASTER FOADSON, NEW WORLD ON OCTOBER 04, 2007 AT 2.00 PM

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GUMNA VENTURE INDIA PRIVATE LIMITED

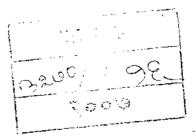
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Pain agent Account Number

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2. 4 4-2-4-5#4 P. S.

A the meeting of the Board of Directors of Messrs, GUNINA VENTURE" stell a PVI (LTDL) GUMBAL held at 15-B. Espannide Building, 160, D. A. near Forn, Mumbai-1 on the 12 th day of November, 2007 the feliewing resolutions were passed.

' That Shri Prashant R. Samdani, Director of the Company be Authorised to arrange to purchase office premises from Bombay Fibre Industries Private Ltd., situated at 202, Sharda Chambers 15, News Murine Lines, Mamabi-20, "

The Shri Grasham I Director of the Company bevaliestied to enter im 🙀 uite, sigh all the documents, application to all other Cov. Authorities affix the common seal if required on hehalf of the company."

ieu i- ra 11 augīt.

Vishnu Maheshwari,

Jayant P. Kabra,

Director.

Director.

Director.

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ञ्जायकर विमाग BCOMETAX DEPARTMENT



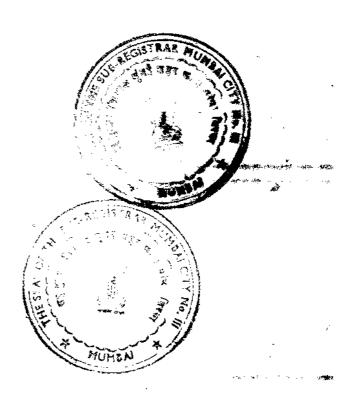
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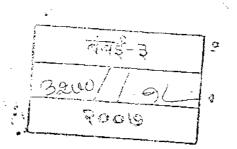
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GUNINA VENTURE INDIA PRIVATE

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इस्त क्रमांक : 3270 / 20**07** 

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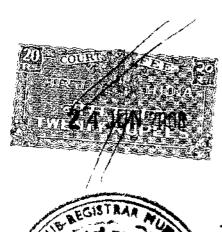
の事とで 理別を全型 (Alichi Albach) Albach Al **東東: ア 電過車が**に No. 14 2001 **4:38**日新 रतकाराचे नाव व पता <u> अयाचित्र</u> अंगठ्याचा ८सा एक्षकराचा प्रकार नाम हातिला बेंबर इंडिया पा लि वे संचानक प्रश्लीत Purchase//Buyer/Fxecutors ः १३ व १ राज्ञा<mark>लका , १६८ टि उस</mark> २*७* FIRE GOODS AFTER ार में बार्ग कार्यांदर हेडस्ट्रीयस क्रांती के संचालात Salerzifixecutors दम :- 63 ZZ 11 . <mark>पत्र करने</mark> द्रम्यर तथायार्थात । प्रत्यस्थाना था **्रस्त** रेयन **करने दिर ्र स्टब्स्ट अर्क निपर्वत्य करतात को ते दस्तत्स्यव्य करन दर्गा-सामां**-्र **के जेवकार**, पानकवी - भीवना प्राणितान <mark>जिच्चतर्</mark>त, या स्थायी । ओड्या पटरिस्स र डोडबीचे लाव व पता नायः उमार्शकरः **रामकुमारः अदव** - -पना:601 कॉमर्स हाऊस , 140 नगीलदास मास्टर रोड , फोर्ट भिन कोड:-तपः सुकेश जैन - -य**य:** ३९ **पदा:**49 एम ३७५ सेंड





*्र्यम नि*बंदक, मुंबई सह४-३ ं <u>-लाक्षे ुनादणी करण्याक्षेतीक</u> र उपका**चे** धर्ने शिवकार शरुकेला,

Page 1 of 1



श्री. साला पवार यांना त्याच त जीहितिका अर्जानुसार क्र.१८०३न

सं**हदु**य्यम निश्ंधक मुंबई शहर क्र. ३

खरी प्रत

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सह कुन्न निबंधक, मुंबई (श) ऋ इ