

GALE NO 1A



Thursday, August 09, 2012

2:58:32 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7944

दिनांक 09/08/2012

गावाचे नाव कुर्ला

दस्तऐवजाचा अनुक्रमांक बंदर 3 - 07900 - 2012

दस्ता ऐवजाचा प्रकार

करारनामा

DELIVERED

सादर करणाराचे नाव: गेसर्स कॅडी रिप्रीट प्रा लि तर्फे संचालक सुरज के अक्त्रमानी - --

नोंदणी फी

30000.00

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

760.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)

एकूण

रु.

30760.00

आपणास हा दस्त अंदाजे 3:13PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक

कुर्ला-१: (वर्ग-२)

बाजार मुल्य: 19571000 रु. मोबदला: 22186000 रु.

भरलेले मुद्रांक शुल्क: 1109300 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सेंट्रल बँक ऑफ इंडिया म

डीडी/धनाकर्ष क्रमांक: 133173; रक्कम: 30000 रु.; दिनांक: 07/08/2012

मूल्यांकन प

मुल्यांकन

2012

Date 8/7/2012

जिल्हा

मुंबई (उपनगर)

प्रमुख मुल्य विभाग

- 105-कुलो - 1

उपमुल्य विभाग

- 105/504 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस अंशतः गाव सीमा व लाल बहादूर शास्त्री मार्ग, दक्षिण व पश्चिमेस गावाची हद्द.

वर्ग - 3

मिळकतीचा क्रमांक

सि.टी.एस. नंबर -- 246

नागरी क्षेत्राचे नांव

मुंबई (उपनगर)

मिळकतीचे वर्ग

बांधीव

0200	7
2092	

बाजार मूल्य दर तक्त्यानुसार
एनि चौ. मीटर मूल्यदर

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

21,300

47,300

56,800

68,200

47,300

मिळकतीचे क्षेत्र

591.08

चौरस मीटर

बांधकामाचे वर्गीकरण

1-आर सी सी

मिळकतीचा वापर

औद्योगिक गाळा

उद्वाहन सविधा

नाही

मिळकतीचे वय

21 to 30

(Rule 5)

घसा-यानुसार मिळकतीचा

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी

(Rule 5 or 8)

प्रति चौ. मीटर मूल्यदर

= 47,300.00 * 70.00 / 100

= 47,300 * 0 / 100

(Rule 21 वजावट)

= 33,110.00

A) मुख्य मिळकतीचे मूल्य

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

(Rule 19 or 20)

= 33,110.00

* 591.08

= 19,570,658.80

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +

बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 19,570,658.80 + 0.00 + 0.00 + 0.00

+ 0.00 + 0.00 + 0.00 + 0.00

= 19,570,659.00





सत्यमेव जयते

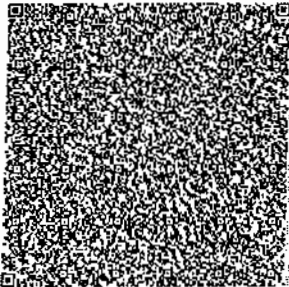
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : SRO-CUSTOM
Signature :
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH10478225958058K
Certificate Issued Date : 08-Aug-2012 02:47 PM
Account Reference : SHCIL (FI)/mhshcil01/ SRO-CUSTOM/ MH-MUM
Unique Doc. Reference : SUBIN-MHMHSHCIL0111242469053282K
Purchased by : Candy Spirits Pvt Ltd
Description of Document : Article 25(b)to(d) Conveyance
Property Description : Gala No.1A,Jayalaxmi Industrial Premises Co Soc Ltd,Kurla,Mumbai-70
Consideration Price (Rs.) : 2,21,86,000
(Two.Crore.Twenty One Lakh Eighty Six Thousand only)
First Party : Messers Safari Industries India Ltd
Second Party : Candy Spirits Pvt Ltd
Stamp Duty Paid By : Candy Spirits Pvt Ltd
Stamp Duty Amount(Rs.) : 11,09,300
(Eleven Lakh Nine Thousand Three Hundred only)



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0.00	2
2012	

Please write or type below this line

Johns Ltd.

[Signature]



0002055203

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

word private was dropped from its name and it became Safari Industries (India) Ltd;

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- (F) M/s Safari Industries (India) Limited became the registered member of the Jayalaxmi Industrial Premises Co-operative Housing Society Limited (hereinafter referred to as the "**Society**"), and as such member was the absolute owner of 10 (ten) shares of Rs.50/- (Rupees Fifty Only) each bearing distinctive Nos. 71 to 80 (both inclusive) under share certificate No. 8 dated 24th April, 1987 issued by the Society (hereinafter referred to as the "**Shares**") (hereinafter the Gala and the Shares are collectively referred to as the "**Premises**");

- (G) The Society had issued only one share certificate for the said Gala and Gala No 2A;

- (H) In the circumstances, the Vendors are absolutely entitled to 100% right, title and interest in the Premises;

- (I) Since then the Vendors are seized and possessed of and otherwise well and sufficiently entitled to the Premises;

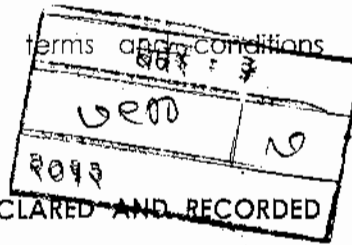
- (J) The Vendors had mortgaged the Premises with Central Bank of India by creating equitable mortgage. Central Bank of India has agreed to release the title deeds vide their letter dated 12 July, 2012;

- (K) The Vendors have also taken approval of its shareholders for sale of the said Premises. A copy of the shareholder's resolutions has been given to the Purchasers.

- (L) Pursuant to the mutual discussions and negotiations between the Parties, the Vendors have hereby agreed to sell, their 100 % right, title and interest in the Premises, free from all encumbrances, to the Purchasers and the Purchasers have agreed to purchase/acquire the said Premises free from all encumbrances,



for the consideration and upon the terms and conditions hereinafter appearing.

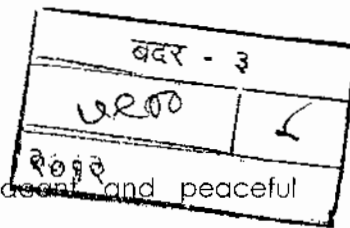


NOW, THEREFORE, IT IS HEREBY AGREED, DECLARED AND RECORDED BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendors hereby transfers and/or assigns and/or conveys and/or sells to the Purchasers, and the Purchasers hereby purchase and/or acquire from the Vendors, their 100% right, title and interest in the Premises free from all encumbrances. The Purchaser has got the said Premises admeasured and the area of the said Premises is 5300 square feet [carpet area] (approximately).
2. The total consideration payable for the aforesaid sale and transfer of the Premises shall be Rs. 2,21,86,000/- (Rupees Twenty One Lac and Eighty Six Thousand only) which shall be paid by the Purchaser to the Vendor on the execution and registration of this Deed (the payment and receipt whereof, the Vendor doth hereby admit and acknowledge and release and discharge the Purchaser forever)
3. The sale and transfer of the Premises, as aforesaid shall be completed in the following manner:
 - (a) The Vendors handing over to the Purchaser (1) Original Share Certificate, (2) Original Agreement for Sale dated 25 June, 1982 and (3) Certified true copy of the consent decree dated 28 February, 1984, (4) a letter written by the Vendors addressed to local electricity provider and signed forms for transferring the electric meter of the Premises, in the name of the Purchasers; and
 - (b) The Vendors complying with all formalities and documentations required by the Society for transfer of Shares



from the Vendors to the Purchasers.



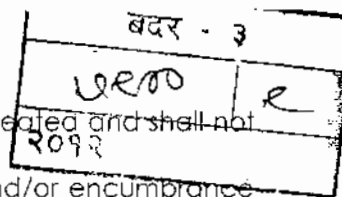
- 4 The Vendors shall handover quiet vacant and peaceful possession of the Premises upon the execution and registration of this Sale Deed and upon receipt of the consideration from the Purchasers.

- 5 The Vendors hereby agree, undertake and confirm that the Purchasers shall, at all times enjoy the possession and occupation of the Premises as absolute and rightful owners thereof, without any interruption, interference, let, hindrance, disturbance, claims, demands of any kind or nature whatsoever by the Vendors or any person/s lawfully and/or equitably claiming by, from, through, in or under trust for the Vendor and

- 6 The Vendors hereby agree, declare, represent, confirm, covenant and assure to the Purchasers as provided hereinabove and it is agreed and understood that this Deed is entered into on these express representations etc. by the Vendors as under:



- (a) The Vendors are the absolute owner of the Premises and no other person/s have any share, right, title, interest, property, benefit, claim or demand of any kind or nature whatsoever either by way of sale, exchange, mortgage, charge, lien, tenancy, lease, trust, maintenance, leave and license, gift, encumbrance or otherwise and the Vendors have in themselves good right, full power, and absolute authority to sell and transfer the Premises in favour of the Purchasers in the manner herein provided.
- (b) The Vendors and/or their agents have not agreed and shall not agree to sell and/or transfer the Premises to any



other person. The Vendors have not created and shall not create any charge, mortgage, lien and/or encumbrance of any kind or nature whatsoever in respect of the Premises. The Premises is neither the subject-matter of any litigation or charge of any kind or nature whatsoever nor is the Premises attached in execution of any decree whatsoever. The Vendors are not aware of any reason because of which the Premises may be the subject matter of any litigation or attached in execution of any decree.

- (c) The Vendors have not done and shall not do, any act, deed, matter or thing, whereby they are prevented from transferring their right, title and interest in the Premises to the Purchasers and/or the Vendors are prevented from selling, assuring, conveying and/or transferring the Premises in the manner herein provided to the Purchasers.



- (d) The Vendors have duly paid the monthly outgoing as also all other outgoing, charges, levies, etc. payable to municipal corporation and other authorities in respect of the Premises for the period up to the date hereof and shall be responsible, if any dues are outstanding.
- (e) If any person makes any claim in respect of the Premises contrary to what is contained herein, then, the Vendors agrees and undertakes to indemnify the Purchasers and their administrators and assigns against such loss or claim, if and when actually realized/materialized, as the case may be for all the future claims pertaining to the period upto execution hereof.
- (f) The Vendors have not been prohibited from dealing with, disposing of or transferring the Premises or any part thereof

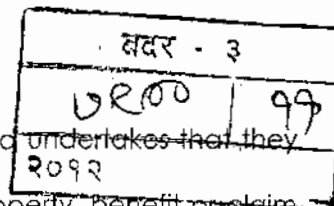
authorities. बतौर = 3
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 ed all the statutory dues.
२०१२
 le to the government or

- (h) The Vendors declares and confirms that they will sign and deliver at the cost of the Purchasers all other necessary writings, documents, forms and undertaking, now or in future, as may be reasonably required for the sale and in effectively transferring the Premises into the name and in favour of the Purchasers.



- 7

2



- 9 The Vendors hereby agrees, declares and undertakes that they shall not have any right, title, interest, property, benefit or claim of any kind or nature whatsoever in or in respect of or against the Premises upon execution and registration of this Sale Deed.
- 10 Each of the Parties hereto shall comply with the laws and regulations, which may be applicable to the transactions of sale and purchase as provided herein.
- 11 The Permanent Account Numbers of the Parties are as follows:

M/s Safari Industries (India) Limited
(Vendor)

AAHCS5888E

Candy Spirits Private Limited
(Purchasers)

AACCC5273A

- 12 Governing law and Jurisdiction

The Parties irrevocably agree that the courts of Mumbai shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Sale Deed or its subject matter.

- 13 All expenses, and other outgoings including municipal taxes, maintenance charges, charges for water, electricity, other dues, stamp duty, levies including penalties, if any, payable to any government authority and/or any other person, till execution of this Deed shall be borne and discharged by the Vendors alone.



- 14 The stamp duty and registration charges in respect of the sale of the Premises have been agreed to be borne and paid by the Vendors and Purchasers equally. The society transfer charges, if any, will be fully borne by the Purchasers only.

THE SCHEDULE HEREINABOVE REFERRED TO

117 - 3	
VED	92
Rd 12	

Gala No. 1-A admeasuring 5300 sq.ft. (carpet area) (approximately) on the first floor of the building known as JAYALAXMI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED comprised in Share Certificate No.8 bearing distinctive share Nos. 71 to 80 (both inclusive) of Rs. 50/- (Rupees Fifty only) each respectively, lying being and situate at Kurla, Greater Mumbai, Mumbai Suburban District, Taluka South Salsette in the Registration District and Sub District of Mumbai City and Mumbai Suburban District bearing Survey No.203 Hissa No.3(p), Survey No.204 Hissa No.1, Survey No.204 Hissa No.6/3, Survey No.204 Hissa No.13(p), Survey No.204 Hissa No.14(p), Survey No.204 Hissa No.15, Survey No.202 Hissa No. 1(p) bearing City Survey Nos. 240A, 240A/1, 240A/2, 243B, 245, 246, 258, 258/1 and assessed by the Assessor and Collector of Municipal Rates and Taxes under L ward No.3817(16) street No.1070/9 Old Agra Road, Kurla and bounded as follows:

On or towards South - by Survey No.203 Hissa No.3(p)

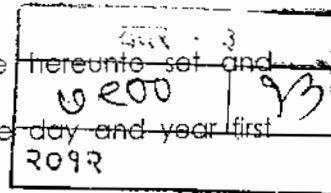
On or towards North - by Survey No.207 Hissa No.2, Survey No. 203 Hissa No. 1 and Survey No. 202 Hissa No. 1(p)

On or towards East - by Survey No. 204 Hissa No. 4, Survey No. 204 Hissa No.6/1, Survey No. 204 Hissa No. 6/2, Survey No. 204 Hissa No. 12, Survey No. 204 Hissa No.14(p), Survey No. 205 Hissa No.1

On or towards West - by Survey No. 202 Hissa No.1(p)

The building Jayalaxmi was constructed in the year 1962.

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



SIGNED and DELIVERED by,
VENDORS

X Jalim Lahn (SUDHIR.M.JATIA)
For SAFARI INDUSTRIES (INDIA) LIMITED DIRECTOR



SIGNED and DELIVERED BY,
PURCHASERS

X [Signature] Director
For CANDY SPIRITS PRIVATE LIMITED



THROUGH DIRECTOR MR. SURAJ K. ANATRA

RECEIPT

RECEIVED of and from the withinnamed Purchasers a sum of (a) Rs
11,00,000/- by cheque No 184316 dated 27 April, 2012 drawn on
Central Bank of India, Fort Branch, Mumbai and (b) Rs 2,10,86,000/- by
Pay Order No. 133197 dated 8 August, 2012 drawn on Central Bank of
India, Mumbai in aggregate amounting to Rs 2,21,86,000/- being the
amount mentioned in Clause 2 hereinabove, payable by the
Purchasers to us for sale of the Premises as mentioned hereinabove.

Rs. 2,21,86,000/-



WE SAY RECEIVED

For SAFARI INDUSTRIES (INDIA) LIMITED

X Jalim Lahn

Authorised Signatory
(VENDORS)

Witness:

- 1) MANOJ B SHAH
- 2) SUBRAMANIAN.V.IYER

[Signature]
[Signature]

THE Jayalaxmi Industrial Premises CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. 894 and Date 14/7/1986)

No. 8

Authorised Share Capital Rs. 300,000/- Divided into 6000 Shares each of Rs. 50/- only

Member's Register No. 8

THIS IS TO CERTIFY that Shri+Smt. m/s Sapari Industries (Pvt.) Ltd.

of Bombay is the Registered Holder of [10] Shares from No. 71

to 80 of Rs. 500/- [Rupees Five Hundred only]

in THE Jayalaxmi Industrial Premises CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye-laws of the said Society and

of such Shares the sum of Rupees Fifty has been paid.

for the Common Seal of the said Society at Bombay this 24th

1987

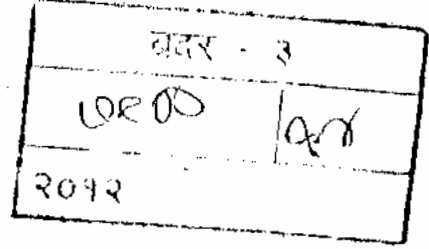


Attn: _____ Chairman

Shri. C. S. Shetye Hon. Secretary

Jugal Sanyal Member of the Committee

P. T. O.



Jayalaxmi Industrial Premises Co-operative Society Ltd.

(REGD NO. BOM/L-WARD /GEN/ 894 DATED 14/7/86)

107/1, KHETANI TEXTILE MILL COMPOUND, BAZAR WARD, KURLA (WEST), MUMBAI- 400 070.

DATE _____

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/s. Safari Industries (India) Limited having Gala no. 1A & 2A is a bonafied member of our society as per society member register and is holding 10 Shares comprising in Share Certificate No.8 bearing distinctive nos. 71 to 80 (both inclusive) of Rs.50/- each.

The building Jayalaxmi consist of Ground plus one upper floor and it does not have any lift.
The said building was constructed in the year 1962.

वर्ग - 3	
वेरू	41
2092	

For Jayalaxmi Industrial Premises Co-operative Society Ltd.



Secretary

Date: 02.08.2012

Place: Mumbai



德記洋行	德記洋行	德記洋行	德記洋行
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अधिपदन घेणाऱ्याचो स्वातंत्र्ये
रेखीने/घमादेश कंट्रोलिंगसांपक्ष घनरेशाने अधिपदन मिळाले.

SEP 1989

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महामा कवयः १९८९-९०
८९१०

01/04/89

THE UNIVERSITY OF CHICAGO

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असदात्पांवी नवे

L-3817C16)/1070, OLD AGRA RD FACTORIES
 SHRI BHARATKUMAR CHHABILDAS SHAH
 H SMT PUSHPAGAU RI BABULAL VAJERIA
 ERIA SHRI ASHWINKUMAR BABULAL VAJERIA

FACTORIES SMT JAYLAXMI CHHABIL DASBHAI
SHAH SHRI DHANESHKUMAR CHHABILDAS SHAI
VAJERIA SHRI SHRI MUKESHKUMAR DASBURAL VAI
VAJERIA

दिनांक पारुष पुर्येत

दिनांक प्राप्त प्रकटी	01.04.89-30.09.89	अनुपात मूल्य	339720
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क्रमाधी दिलेले मूल्य
339720

निवासी करपात्र पृथक् :-

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07728

संसाधन का ₹/वर्ग म. 25.50% 43314	पानी पट्टी ₹/वर्ग म. R	उत्पा. लागत का ₹/वर्ग म. 6% NR 10% 16986
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NR 1

क्रि.	विशेष	दिनांक	प्रमाण
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२	६.००४	२८/०६/७९	६.००४
३	०१९२	२८/०६/७९	०१९२

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10%	दा/लकम, रु.	6.00%

मि. कल अगिवासी
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• यस्यवाक्त्रिमये चक-पल असरणास त्यावाक्त्रे विमर्गीय साव्ययक क

निर्वाचित पत्र उद्देश्य विधाय

11

निदासी कृपात्र मर्यादा

11

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एम्प्लॉयर्स एन्ड वर्कर्स प्रोविडेंट फंड
31-03-68

THE SEAL OF THE
UNIVERSITY OF MUMBAI

अज्ञात प्रशस्तिपत्र स्वरूप

105313

THE SUB

॥२॥ अग्निवासी कलपात्रं पूरयात्
महागृहं (मार्गरी क्षेत्रं) वृक्षजलं अग्नि
३९७५ अत्राये १.४.१९८८ प्राप्तं

65

2

अ. संवत्सर्गमुळे ७/१० अजापार्श्व. संवत्सर्गमुळे
याच काण्डाची पूर्वीची देखके दृष्ट समजण्यात यावी.

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City Survey 23 of 2117 Taluka 23 of District 23 of 2117

Experiments -

Order in 10 40
Origin of the title (so far as traced)

[नाशिक शिमनल रोड १-२ ग २५]

Longleaf Pine



Other encumbrances:

Remarks

[रवेदानी अंगुलीज = धनाधिकाराने फलना = अमला माधुर्य]

[illegible]

A. V. R. O. O.

Oldy Survey

~~Prof. Dr. Valentin Grot~~

• ~~Discontinued~~ Gift ~~1940~~ 1941

CitySurvey Number

28E

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22900000

THESE

Agg.

Residence of respondent or rent paid
in the household and where else has
services

~~CONFIDENTIAL~~

बदर - ३

ver

Q

२०१२

Holder in 19 who

Origin of the title (as far as known)

[फमिज दुगेन गुह्य समन जाकि जानी पाव्या]

~~SECRET~~

Other answers are:

Other Remarks—



Date	Transaction	Vol. No.	New Holder (A), Lessor (B), or Encumbrances (C)	Attestation
0-20-42	गा. नं. ०७ गा. नं. ०८	72 व	[(H) मेमोरि - जवाहर - रत्नकर - इंदरिया] मा. नि.	स्वी / - न. १२. ४२. पुनः संपन्नार पुन
8-7-42	188 No. 3037 नं. २९७. ६०	३०३७ ३०३७	(H) श्रीमति अयश्वती - लक्ष्मीबाई शार. सत्यजित पकियवाल शाह. पद्मनाभसर चकीतरास शार. जीमरी पुष्पागरी काबूराव घडगीरी. मुकुंदशुमार बाळूनाथ बडगीरीया जाधिन सुमार बाळूनाथ बडगीरीया.	वता / - न. १२. ४२. पुनः संपन्नार पुन मुकुंद.

自來風煙草

Only Survey - कुर्ग गा. 9 Tahsil - कुर्ग District - कुर्ग 24-1-1924

Survey Number	Area	Traverse	Particulars of measurement or rent paid to Government and when due for revision
284	200-00	Agri.	बदर - 3
			७६०० १५
Measurements			२०१२

[अनंत गोविंद परवर्ष]



Other encumbrances—

for Newark

[illegible]

A. R. A. C. 10

City Survey

300 1059 . 2000 300

• 1987-1988

१९५५-५६

Компьютер

बंदर - 3	
५६००	२०
२०१३	

Older in 1960
 origin of the title (so far as known).

[दवेतानी - रंजदहीम ति. मु. ली -

Leaves -

Other circumstances...



गवहरी चारि गुरूराज

For Remarks—

Date	Transaction	Vol. No.	New Holder (H), Lessee (L), or Encumbrancee (E)	Attention
2-10-12	STC No. 3037 dt. 29.7.69 Rs. 880000/-	69	श्रीमती जयलक्ष्मी लक्ष्मिचंदन शर्मा मदनकुमार लक्ष्मिचंदन शर्मा यशोदा कुमारी लक्ष्मिचंदन शर्मा श्रीमती पुष्पाग्रणी बाबूराव वझेरिया मुकुंदाकुमार बाबूराव वझेरिया माधनकुमार बाबूराव यशोदा	...

~~Went to the bank~~

Particulars of assessments or rent paid
in Government and when due for
revision

११२.

वेदर - 3	
UR 00.	29
2092	

[~~नमिज~~ हुमेन मुखा हसन जाली जारी पावला]

[illegible]

Q. L. A. 440

City Survey 21st Aug, 1919, Palmdale, Calif., District 292 34-1

५२००
 २०१२

~~12/29/2016~~

Holder in 19 *Geo*
Origin of the title (as far as known).

रवेताजी देवदासि २०६५



Other questions: All Done

जय श्री गुरुदेव - गुरुदेव - गुरुदेव

Other Resources:

[illegible]

Extract from the Property Register Card

City Survey 283 Taluka हजूर District हजूर

City Survey Number	Plot	Portion	Particulars of assessment or rent paid to Government and when due for
283	283-2	C-11	24-40 (22-02) 1-00 09 1/2 (24-02) 1-00 09 1/2

2092

2092

Holder in 19 60
 Origin of the title (so far as traced)

[अनंत गोविंद परवर्धन]

Other encumbrances



Other Remarks

फातमाबाई - जयपुत्र अजिज - अनामिकाशने कब्जा

Date	Transaction	Vol. No.	New Holder (N), Lessee (L), or Encumbrances (E)	Attestation
19-12-1917	मिनाशनी अनामिकाशने		जयपुत्र अजिज उमर उपनगर जिला पंच- कमल कान्त भूत III LND 798 DF 1917-18 अनामिकाशने मिनाशनी माता 22-02-18 कामा भुक्त 9-1-193 न 3710-100. फोन 1004 नै. वर	कमल 18 न 3. 20. 20. 2 न 3. 20. 20. 2
25-5-1918	मिनाशनी अनामिकाशनी नै. वर		म. अजिज अनामिकाशनी जयपुत्र अजिज जयपुत्र अजिज माता अनामिकाशने अनामिकाशने DF III LND 798 दि 9-1-1918 नै. वर जयपुत्र अजिज माता अनामिकाशने (E)	म. अजिज न 3. 20. 20. 2 न 3. 20. 20. 2

(माता अजिज)

Extract from the Property Register Card

City Survey No. 280/200 Taluka C District 2092

City Survey Number	Area	Taluka	Portion of assessment or rate paid to Government and when due for revision
280/200	954-2	C	

Comments—

वर्ग - 3	
6200	20
2092	

Holder in 19
 Origin of the title (so far as known)

[खेतानी रेकर्डिंग ऑफिस]

Other encumbrances—

जम्होरीदार मुळराज

Other Remarks—



Date	Transaction	Vol. No.	New Holder (H), Lessee (L), or Encumbrances (E)	Attestation
2-7-62	J.R. & Co. No. 2037	69	H श्रीमती जयलक्ष्मी चलीतदास साहू	
2-7-62	At 29.7.62		भरतकुमार चलीतदास साहू	
2-7-62	for Rs. 8800/-		चनेशकुमार चलीतदास साहू	
	मेसर्स खेतानी रेकर्डिंग ऑफिस		श्रीमती पुष्पागोसा भादुराठ नरहरिभा	
			मुकेशकुमार चलीतदास नरहरिभा	
			जयलक्ष्मीकुमार चलीतदास नरहरिभा	

REMARKS
नगर प्रशासन अधिकारी क्र. २, सिविलियन हाउस
मुंबई उपनगर जिल्हा, मुंबई, एराण रायन





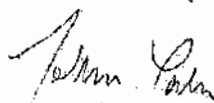
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MEMBERS OF SAFARI INDUSTRIES (INDIA) LIMITED THROUGH POSTAL BALLOT, RESULTS OF WHICH WERE DECLARED ON 20 JULY 2012

Approval for sale of Company's premises situated at Kurla:

"RESOLVED THAT pursuant to the provisions of regulations 25(2) of the SEBI (Substantial Acquisition of Shares and Takeover) Regulations, 2011 ("SEBI (SAST) Regulations"), Section 293(1)(a) and Section 192A read with the Companies (Passing of Resolution by Postal Ballot) Rules, 2011 and other applicable provisions, if any, of the Companies Act, 1956 and the SEBI (SAST) Regulations (including any statutory modifications or re-enactments thereof for the time being in force) and subject to compliance of all applicable laws and regulations and subject to such approvals, consents, permissions and sanctions as may be necessary, the consent of the Company be and is hereby accorded to the Board of Directors of the Company (hereinafter referred to as "the Board" which term shall be deemed to include any Committee which the Board may constitute for this purpose), to sell and transfer the Company's premises located at 7 Jayalaxmi Industrial Premises Co Op Society, Khetani Textile Compound, Kurla, Mumbai along with other facilities constructed thereon, equipments, furnitures, fixtures and other fixed assets on "as is where is" and "as it is" basis (hereinafter referred to as "the said Undertaking") to any person(s) and /or entity(ies) as may be determined by the Board, for a consideration of not less than fair market value of the concerned property and on such terms and conditions as the Board may deem fit.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, the Board of Directors of the Company be and is hereby authorised to take all such steps and actions and give such directions and delegate such authorities, as it may in its absolute discretion deem appropriate."

**CERTIFIED TO BE TRUE COPY
For Safari Industries (India) Limited**


Managing Director



बदर - ३	
०२००	२०
२०१२	SAFARI

INDUSTRIES (INDIA) LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SAFARI INDUSTRIES (INDIA) LIMITED AT THEIR MEETING HELD ON MONDAY 6TH AUGUST 2012

Approval for sale of the office premises of the Company located at Khetani Textile Compound, Kurla, Mumbai and Sale Deed thereof:

The Chairman informed the Board that the members of the Company had accorded their approval for sale of the office premises of the Company at Khetani Textile Compound, Kurla, Mumbai vide their resolution passed through postal ballot on 20 July 2012.

Further, he informed the Board, that the Company had received a proposal from M/s.Candy Spirits Pvt. Ltd for purchase of the aforesaid property at a consideration of Rs. 3,60,00,000/- (Rupees Three Crores Sixty Lakhs only) which was at par with the fair market value of the property.

The Board was also informed that in order to sell the said Property, the Company was required to enter into a Sale Deed, a draft of which was placed before the Board for their review.

The Board deliberated over said the matter and passed the following resolution:

"RESOLVED THAT pursuant to the provisions of regulations 25(2) of the SEBI (Substantial Acquisition of Shares and Takeover) Regulations, 2011 ("SEBI (SAST) Regulations"), Section 293(1)(a) and Section 192A read with the Companies (Passing of Resolution by Postal Ballot) Rules, 2011 and other applicable provisions of the Companies Act, 1956 (including any statutory modifications or amendments thereof) and subject to compliance of all applicable laws and regulations and in accordance with the approval of the members of the Company vide their special resolution dated 20 July 2012, and subject to such other approvals, consents, permissions and sanctions as may be necessary, the consent of the Board of Directors of the Company be and is hereby accorded to sell and transfer the office premises of the Company located at Gala No. 1A and 2A, 7 Jayalaxmi Industrial Premises Co-operative Society, Khetani Textile Compound, Kurla, Mumbai along with other facilities, constructed thereon, equipments, furnitures, fixtures and other fixed assets on "as is where is" basis (hereinafter referred to as "the said Undertaking") to Candy Spirits Pvt. Ltd. for a consideration of Rs. 3,60,00,000/- (Rupees Three Crores Sixty Lakhs only)."

"RESOLVED FURTHER THAT the draft Sale Deed, a copy of which as tabled before the meeting be and is hereby approved."

"RESOLVED FURTHER THAT Mr. Sudhir Játia, Managing Director of the Company, be and is hereby authorized to enter into, sign and execute the Sale Deed and all other relevant documents, including but not limited to the documents required for registration of the sale of the said Undertaking with the Office of the Sub Registrar of Assurance, Mumbai and all such other authorities as may be required and to deliver all agreements, deeds, letters, papers and other documents on behalf of the Company, and generally to do all acts and deeds, and to take all necessary steps in connections with the sale of the said Undertaking."

"RESOLVED FURTHER THAT that the common seal of the Company may be affixed on any of the document(s) as aforesaid in accordance with the provisions of the Articles of Association of the Company, in presence of any one of the Directors of the Company and Mr. Virendra Gandhi, Vice President-Finance of the Company who shall also countersign the same in token thereof."

"RESOLVED FURTHER THAT any one of the Directors of the Company or Mr. Virendra Gandhi, Vice President-Finance or Ms. Jigna Parikh, Assistant Company Secretary of the Company, be and are hereby authorized to furnish a copy of the foregoing resolution duly certified as 'True Copy', to any person / agency as and when required."

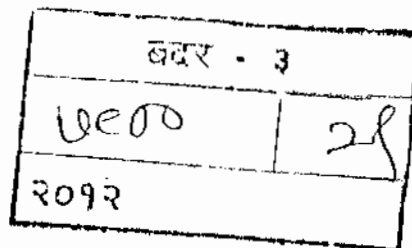
CERTIFIED TO BE TRUE COPY
For SAFARI INDUSTRIES (INDIA) LIMITED



Managing Director

बदर - 3	
२०००	21
२०१२	





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF CANDY SPIRITS PRIVATE LIMITED IN THEIR MEETING HELD ON 02.08.2012

"RESOLVED THAT consent of the board of directors of the Company be and is hereby accorded to purchase Gala No. 1-A admeasuring 5300 sq.ft. (carpet area) (approximately) and Gala No. 2-A admeasuring 3,300 sq.ft. (carpet area) (approximately) on the first floor of the building known as JAYALAXMI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED comprised in Share Certificate No.8 bearing distinctive share Nos. 71 to 80 (both inclusive) of Rs. 50/- (Rupees Fifty only) each respectively, lying being and situate at Kurla in Greater Mumbai for business purpose on such terms and conditions as may be consider appropriate and in the best interest of the Company from Safari Industries (India) Limited.

RESOLVED FURTHER THAT Mr. Suraj K. Awatramani, Director/ Authorised Representative of the Company be and is hereby authorized to enter into, sign and execute requisite Agreement for sale, sale deeds, transfer forms, application for transfer of electric meter and such other documents as may be found necessary related to purchase of the property and present the documents on behalf of the Company for registration before the Sub-registrar of Assurances, Mumbai and all such other authorities as may be required and admit execution of the documents and do all such other acts deeds and things as are necessary to give effect to the above resolution.

RESOLVED FURTHER THAT the draft Sale Deeds, copies of which are tabled before the Board be and are hereby approved and initialed by the Chairman of the meeting for identification purpose.

RESOLVED FURTHER THAT the common seal of the Company, wherever required, be affixed herein for completion of aforesaid documentation".

CERTIFIED TRUE COPY,

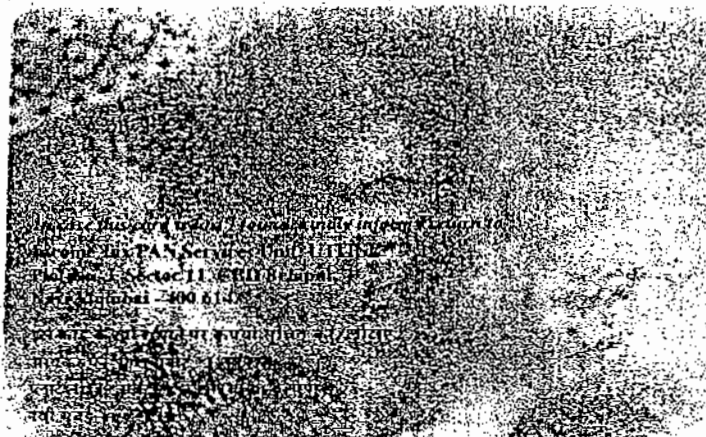
For Candy Spirits Private Limited




Director



बदर - ३	
७६००	३०
२०१२	



बदर - ३	
८६००	३९
२०९२	

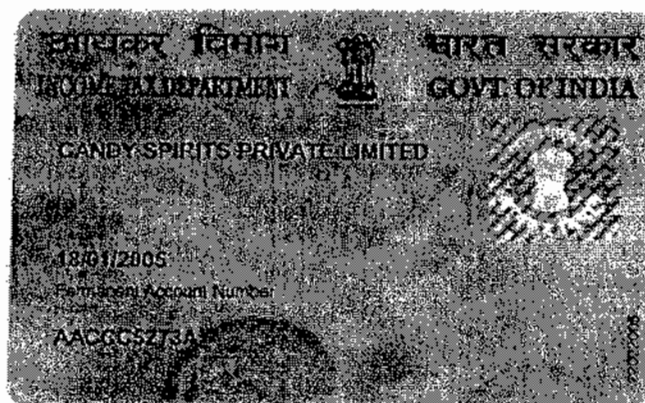


PERMANENT ACCOUNT NUMBER AAFPJ6835D SUDHAR MOHAMMAD JATTA फा. ना. ना. FATHER'S NAME MOHAMMAD RAMGOPALJI JATTA जन्म तिथी DATE OF BIRTH 21-03-1969 PERMANENT SIGNATURE <i>[Signature]</i> आयकर सहायक (कंप्यूटर सेल) Commissioner of Income-tax (Computer Operations)	
---	--

John Doe

Sellars

खदर - ३	
५२००	४२
२०१२	



खतर - ३	
७२००	७३
२०१२	



pur

बंदर - 3	
७२००	३४
२०९२	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AFZPS2322F
नाम / NAME	MANOJ BIPINCHANDRA SHAH
पिता का नाम / FATHER'S NAME	BIPINCHANDRA CHANDULAL SHAH
जन्म तिथि / DATE OF BIRTH	07-12-1971
स्थायी हस्ताक्षर / SIGNATURE	
आयकर अधिकारी (कंप्यूटर केंद्र) Commissioner of Income-tax (Computer Operations)	



बदर - ३	
७०००	३५
२०९२	

आयकर विभाग
 INCOME TAX DEPARTMENT
 SUBRAMANIAN V IYER
 VAIDYANATHAN MAHADEVAN IYER
 23/11/1971
 Permanent Account Number
 AAJPI3767K

 Signature



भारत सरकार
 GOVT. OF INDIA



27022010

Signature





बदर 3
दस्ता क्र 7900/2012
७६

09/08/2012

दुय्यम निबंधक:

दस्ता गोपवारा भाग 1

11/9/22 pm

पृष्ठ 1 (पृष्ठों)

दस्ता क्रमांक : 7900/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मेसर्स कॅड्री रिफरीट प्रा लि तर्फे संचालक सुरज के अवधुगानी
 पत्ता: घर/फ्लॅट नं: 1, जयलक्ष्मी इंडस्ट्रीयल विभागसेरा
 को ओ सी लि, खेताली इस्टेट, बाजार वॉर्ड कुला प मु
 70
 गल्ली/रस्ता:
 ईमारत नं:

लिहून घेणार

वय 49

सही



2 नाव: मेसर्स सफारी इंडस्ट्रीज इंडिया लि तर्फे संचालक सुधीर जाटीया AAHCS 5888E
 पत्ता: घर/फ्लॅट नं: ए 2, क्युब, एम व्ही रोड, मरोळ
 अंधेरी पूर्व मुं 59
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं:

लिहून देणार

वय 44

सही



दस्त क्र. [बदर3 7900/2012] वा गोपवारा

गोपवारा मूल्य : 119571000 गोपवारा 221860000 गरलेले मुद्रांक शुल्क : 11093000

दस्त नोंद करल्याचा दिनांक : 09/08/2012 02:59 PM

निष्ठादरमार्ग दिनांक : 09/08/2012

दस्त नोंद करणाऱ्याची सही :

पावती क्र.: 7944

दिनांक: 09/08/2012

पावतीचे वर्णन

नांव: मेसर्स कॅडी स्प्रिंट प्रा लि तर्फे संचालक सुरज के अयत्रमानी - -

30000 : नोंदणी फी

760 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

30760: एकूण

दस्ताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 09/08/2012 02:53 PM

शिवका क्र. 2 ची वेळ : (फी) 09/08/2012 02:58 PM

शिवका क्र. 3 ची वेळ : (कबुली) 09/08/2012 02:59 PM

शिवका क्र. 4 ची वेळ : (ओळख) 09/08/2012 02:59 PM

दस्त नोंद केल्याचा दिनांक : 09/08/2012 02:59 PM

दु. निबंधकाची सही, कुर्ला 1 (कुर्ला)

ओळख :

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

1) सुब्रमण्यम अय्यर - - घर/प्लॉट नं: ए 2, क्युब, एम व्ही रोड, मरोळ अंधेरी पूर्व मुं. 59

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/पसाहत:

शहर/गाव:-

तालुका: -

पिन: -

2) मनोज शाह - - घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/पसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही
कुर्ला 1 (कुर्ला)प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण सुब्रमण्यम अय्यर (30000) पाने आहेत.
बदर-3/ 7900 /2012पुस्तक क्रमांक 9 क्रमांकावर
नोंदला एनएम
दिनांकसह. दुय्यम निबंधक कुर्ला-१
मुंबई उपनगर जिल्हा.



दस्तावेजांक नं. वर्ष 7900/2012

Thursday, August 09, 2012

Page 01/01

द्वयम निबंधक: कुर्ला 1 (कुर्ला)

नॉदणी 0.0.0

Page 01/01

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुर्ला

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 22,186,000.00
बा.भा. रु. 19,571,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: मोजे कुर्ला 1 गाळा नं 1 ए, 1 ला गजला, जयलक्ष्मी इंडस्ट्रीयल प्रिमायसेस को ऑ सो लि, खेतानी इस्टेट, बाजार वॉर्ड कुर्ला प मुं 70 सिटीएसनं 240,243,245,246,258, बांधकाम वर्ष 1962
- (3) क्षेत्रफळ (1) 591.08 चौ मि बिल्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स सफारी इंडस्ट्रीज इंडिया लि तर्फे संचालक सुधीर जाटीया AAHCS 5888E - -; घर/फ्लॅट नं: ए 2, क्युब , एम व्ही रोड , मरोळ अंधेरी पुर्व मुं 59; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मेसर्स कॅंडी स्पिरिट प्रा लि तर्फे संचालक सुरज के अवत्रमानी - -; घर/फ्लॅट नं: 1, जयलक्ष्मी इंडस्ट्रीयल प्रिमायसेस को ऑ सो लि, खेतानी इस्टेट, बाजार वॉर्ड कुर्ला प मुं 70; गल्ली/रस्ता: -; ईमारतीचे नाव: AACCC 5273A; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 09/08/2012
- (8) नोंदणीचा 09/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7900 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1109300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा