



Friday, March 26, 2004

5:14:23 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 885

दिनांक 26/03/2004

गावाचे नाव कुंदूस

दस्तऐवजाचा अनुक्रमांक

बिल 2 - 00884 - 2004

दस्ता ऐवजाचा प्रकार

अग्निहस्तांतरणपत्र

सादर करणाराचे नाव: मे. मर्क इलेक्ट्रॉनिक्स लि. तर्फे यादिस प्रेसिडेंट सुनिल किरीन चंदानी -

नोंदणी फी

:- 30000.00

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

:- 320.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

एकूण

रु.

30320.00

आपणास हा दस्त अंदाजे 5:29PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
मिवंडी 2

बाजार मुल्य: 7517500 रु. मोबदला: 7517500 रु.  
भरलेले मुद्रांक शुल्क: 751750 रु.

दुय्यम निबंधक मिवंडी-२

(नमूना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.  
Gen 113 me.

**DELIVERED**

मूल प्रत [अहस्तांतरणीय]  
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... The दिनांक/Date..... 5/12/03  
Received from..... MIPC. electron यांच्याकडून/  
रु./Rs..... 751,750/- (Seven Lacs Fifty One Thousand) याकडून मिळाले.  
on account of..... and for

रोखपाल वा लेखापाल  
Cashier or Accountant.

(हस्ताक्षर)  
Collector of Stamps Thane  
(पदनाम/Designation)

ब व ड - २
दस्त क्र. १४ / २००४
९१९६

## INDENTURE OF CONVEYANCE

THIS INDENTURE is made at Bhiwandi this 5<sup>th</sup> day of  
DECEMBER Two Thousand and Three, BETWEEN

RUNDRAPPA KANTHI of Indian Inhabitant,  
(Rupees Seven Lacs Fifty One Thousand  
Seven Hundred Fifty Only)



PROPER OFFICER  
COLLECTOR OF STAMPS



JOINT DISTRICT REGISTRAR  
CLASS - I  
THANE  
MAH-CRA/0073 INDIA  
STAMP DUTY MAHARASHTRA  
भारत 92107 SPECIAL REGISTRATION  
103921 DEC 05 2003  
R0751750/PB1034

ब व ड- २
दस्तावेज. १५४ / २००४
२१९६

residing at U/3/8, J.B.D. Co-operative Housing Society Ltd., J.M.Road, Bhandup (West), Mumbai - 400 078; hereinafter referred to as "THE VENDOR" (which expression unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the ONE PART AND MIRC ELECTRONICS LIMITED, an existing Company within the meaning of the Companies Act, 1956 and having its Registered Office at G-1, Onida House, M.I.D.C., Mahakali Caves Road, Andheri (East), Mumbai - 400093, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-title and assigns) of the OTHER PART; WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of agricultural plot of land bearing Gut No.226, admeasuring 2 Hectare, 22 Arc and 1 Prathi equivalent to 22,201.55 square meters, situate, lying and being at Village Kudus, Taluka Wada, Dist. Thane, more particularly described in the Schedule hereunder written hereinafter referred to as "the said plot of land"). AND



ब व ड-२	
दस्त क्र.	५४ /२००४
७१९६	

WHEREAS before execution of these presents, the Vendor declared to the Purchaser that the said plot of land is free from all encumbrances and that the Vendor has made upto-date payment of all Government dues and outgoings in respect of the said plot of land and therefore now nothing is due and payable to the Government by way of taxes and outgoings AND WHEREAS in pursuance of the said mutual understanding arrived by and between the parties hereto and on the basis of the declaration made by the Vendor to the Purchaser as to the said plot of land being free from all encumbrances, the Purchaser called upon the Vendor to execute Conveyance in respect of the said plot of land in favour of the Purchaser which the Vendor agreed to do and so these presents :

NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding arrived by and between the parties and on the basis of the declaration made by the Vendor and in consideration of the sum of Rs.75,17,500/- (Rupees Seventy Five Lakhs Seventeen Thousand Five Hundred Only) already paid by the Purchaser Vendor on or before the execution of



ब व ड-२	
दस्त क्र. ११४	/२००४
४१९६	

these presents, being the full consideration money payable in respect of the said plot of land paid by the Purchaser to the Vendor as aforesaid on or before execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and from every part thereof the Vendor doth hereby acquit, release and discharge the Purchaser forever), the Vendor doth hereby grant, sell, convey, transfer, release and assure UNTO the Purchaser forever ALL THAT piece or parcel of agricultural plot of land bearing Gut No.226 admeasuring 2 Hectare, 22 Acre and 1 Prathi equivalent to 22,201.55 Square Meters, situate, lying and being at the Village Kudus, Taluka Wada, Dist. Thane and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said plot of land") TOGETHER WITH ALL and singular the areas, ways, paths, passages, water, water-courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the said plot of land, hereditaments and premises belonging in and appertaining to or with the same or any



ब व ड - २
वस्त क्र. ५६४ / २००४
५१६

part thereof now or at any time heretofore usually held used occupied or enjoyed therewith or reputed or known as part or member thereof or be appurtenant thereto AND also together with all deeds, documents, writings, vouchers and other evidences of title relating to the said plot of land or any part thereof AND ALSO all the estate right title and interest use inheritance possession benefit claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the said plot of land, hereditaments and premises and any part thereof TO HAVE AND TO HOLD the said plot of land, hereditaments and premises AND all and singular the other premises hereby granted, sold, conveyed, released, transferred and assured or intended so to be with their and every of their rights, members and appurtenances UNTO AND TO the use and benefit of the Purchaser forever SUBJECT NEVERTHELESS to the payment of all taxes, assessments, rates, charges, duties and outgoings now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of India, Government of Maharashtra or to the Collector of the Municipality of Thane or Gram





ब द ड-२	
दस्ता क्र. ११४	/२००४
४१६	

Panchayat of Kudus and/or to any other Public Body or Authority AND the Vendor doth hereby for himself and his heirs, executors and administrators doth hereby COVENANT with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed or omitted or knowingly suffered to the contrary, the Vendor now hath in himself good right, full power and absolute authority to grant, sell, convey, release, transfer and assure the said plot of land, hereditaments and premises hereby granted, sold, conveyed, released, transferred and assured or intended so to be UNTO AND TO the use of the Purchaser AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said plot of land, hereditaments and premises and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or his heirs, executors and administrators and/or his ancestors



ब व ड-२	
दस्ता क्र. १४	१२००४
०१९६	

or testators and/or from any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor AND THAT free and clear and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Vendor AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said plot of land, hereditaments and premises or any part thereof by from under or in trust for the Vendor or his ancestors and testators or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better, further and more perfectly assuring the said plot





ब व ड - २	
दस्ता क्र. ८८४	/२००४
८७६	

of land, hereditaments and premises and every part thereof UNTO AND TO the use of the Purchaser in manner aforesaid as the Purchaser or its Counsel-in-law shall reasonably require AND THIS INDENTURE FURTHER WITNESSETH that the Vendor doth hereby solemnly state and declare that the Vendor is the absolute owner of the said plot of land and save and except him no one has any interest of any nature whatsoever in the said plot of land or any part thereof AND THAT the said plot of land is free from all encumbrances and by any reason whatsoever if any person through the Vendor claims having any interest of any nature whatsoever in the said plot of land or any part thereof, then in that eventuality the Vendor doth hereby indemnify and keep indemnified the Purchaser against any such claim to the fullest extent AND on the basis of this solemn declaration by the Vendor, the Purchaser is executing these presents by making full payment to the Vendor. AND FURTHER that the Purchaser agreed to pay additional stamp duty @ 15% for converting the change of user from Agricultural plot of land to Industrial



ब व ड-२
दस्तक्र. ११४ /२००४
२१९६

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hand and seal the day, month and year first hereinabove written.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of agricultural plot of land bearing Gut No.226, admeasuring 2 Hectare, 22 Arc and 1 Prathi i.e. 22,201.55 square meters, situate, lying and being at Village Kudus, Taluka Wada, Dist. Thane, and bounded as follows, on or towards the EAST by Bhiwandi Wada Road; on or towards the WEST by Gut No.245 belonging to MIRC Electronics Ltd., and 246 belonging to Parvati Mahadu Pashte, Bharati Mahadu Pashte, Rekha Mahadu Pashte, Anant Ladaku Pashte, Shantaram Ladaku Pashte, etc.; on or towards NORTH belonging to MIRC Electronics Ltd., having Gut No.248 & 250; on or towards the SOUTH by Road to Priyadarshani Co-operative Industrial Estate and Gut No.225 belonging to Haji Kasam Salim Mohammed Patel.



ब ब ड-२  
दस्ता क्र. १८४ /२००४  
१०/१६

SIGNED AND DELIVERED by the )

Within named VENDOR : )

SHIVKUMAR RUDRAPPA KANTHI )

in the presence of

- ① Suhas B. Kanherkar Suhas B. Kanherkar
- ② Smt. Gangadevi R. Kanthi Smt. Gangadevi R. Kanthi

*Shivkumar*

COMMON SEAL of the )

within named PURCHASER : )

MIRC ELECTRONICS LIMITED )

is hereunto affixed in pursuance )

of the Resolution of its Board of )

Directors passed at the Board )

Meeting held on 19<sup>th</sup> Nov 2003 )

in the presence of )

G.L. MIRCHANDANI authorised )

Director of the Company who has )

also signed this in token of the )

same in the presence of )

- ① Suhas B. Kanherkar Suhas B. Kanherkar
- ② Smt. Gangadevi R. Kanthi Smt. Gangadevi R. Kanthi

*(Smt. Kishin Chandelani)*  
Vice President



RECEIVED the day, month and )  
year first hereinabove written of )  
and from the withinnamed )  
Purchaser a sum of Rs.75,17,500/- )  
(Rupees Seventy Five Lakhs )  
Seventeen Thousand Five Hundred )  
Only) being the full consideration )  
money payable as withinmentioned )  
by the Purchaser to me paid by the )

ब व ड-२	
दस्ता क्र. ८४	१२००४
१११९८	

Rs.75,17,500/-  
=====

Purchaser to me.

Cheque/DD. No.	Bank	Date	Amnt.
272369.	HDFC Bank Ahmednagar, Ahmednagar,	05/12/2003	Rs. 37,58,750.00
272370	—	05/12/2003	Rs. 22,53,250.00
272367	—	05/12/2003	Rs. 7,51,750.00
272368	—	05/12/2003	Rs. 7,51,750.00

*Shivkumar*  
SHIVKUMAR RUDRAPPA KANTHI  
(VENDOR)

WITNESS :



DATED THIS 5<sup>th</sup> DAY OF  
DECEMBER 2003.

SHIVKUMAR RUDRAPPA  
KANTHI

.. VENDOR

TO

MIRC ELECTRONICS LIMITED  
.. PURCHASER

#### INDENTURE OF CONVEYANCE

(In respect of ALL THAT piece  
or parcel of agricultural plot of  
land bearing Gut No.226  
admeasuring 2 Hectare, 22  
Acre and 1 Prathi i.e.  
22,201.55 square meters  
situate, lying and being at  
Village Kudus, Taluka Wada,  
Dist. Thane)

S.P.MEHTA & CO.  
Advocates & Solicitors  
Fort Chambers "B"  
First Floor,  
Homi Modi Cross Street No.2,  
Off Hamam Street, Fort,  
Mumbai - 400 023.  
Tel. Nos.22656017  
D:\OUR OFFICE\mehta & co\indenture of  
conveyance\mirc electronics ltd.doc



26/03/2004

दुय्यम निबंधकः

5:18:24 pm

मियंडी 2

दस्त गोषवारा भाग-1




बवड2

दस्त क्र 884/2004

११/१६

दस्त क्रमांक : 884/2004

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: म. म. डेलेक्टोनिक्स लि. ता. फ. व्ह. प्रोसेसिंग</p> <p>सुनिल किरीन चंदानी -</p> <p>पत्ता: घर/फ्लॅट नं: 301/ए</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: लोखंडवाला कॉ.</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: अंधेरी</p>	<p>लिहून देणार</p> <p>वय 46</p> <p>सही</p>		उपलब्ध नाही
2	<p>नाम: शिवकुमार रुद्राप्पा कंठी</p> <p>पत्ता: घर/फ्लॅट नं: जे.बी.डी. सो.</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: मांडूपा</p> <p>तालुका: मुंबई</p> <p>पिन: 78</p>	<p>लिहून देणार</p> <p>वय 31</p> <p>सही</p>		







## दस्त गोषवारा भाग - 2

ववड2

दस्त क्रमांक (884/2004)

14/10

दस्त क्र. [ववड2-884-2004] चा गोषवारा  
बाजार मुल्य : 7517500 मोबदला 7517500 भरलेले मुद्रांक शुल्क : 751750

दस्त हजर केल्याचा दिनांक : 26/03/2004 05:12 PM  
निष्पादनाचा दिनांक : 05/12/2003  
दस्त हजर करणा-याची सही :

पावती क्र.: 885 दिनांक: 26/03/2004  
पावतीचे वर्णन  
नाव: मे. मर्क इलेक्ट्रॉनिक्स लि. तर्फे व्हाईस  
प्रेसिडेंट सुनिल किशीन चंदानी - -

30000 : नोंदणी फी  
320 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्का  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

30320: एकूण

दस्ताचा प्रकार : (25) अभिहस्तांतरणपत्र  
दस्त अनुच्छेद प्रकार: (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल तर

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/03/2004 05:12 PM  
शिक्का क्र. 2 ची वेळ : (फी) 26/03/2004 05:14 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 26/03/2004 05:17 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 26/03/2004 05:18 PM

दस्त नोंद केल्याचा दिनांक : 26/03/2004 05:18 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याची व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

1) सुहास - कन्हारकर, घर/फ्लॅट नं:

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं :

पेट/वसाहत :

शहर/गाव: मांडूप

तालुका: मुंबई

पिन :

2) मंगादेवी - कठी, घर/फ्लॅट नं :

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं :

पेट/वसाहत :

शहर/गाव: वरील प्रमाणे

तालुका :

पिन :

दु. निबंधकाची सही  
मिबंडी 2



प्रमाणित करण्यात येते की

सदरच्या दस्तावेज एकूण

१ ते १६ पान असून तो

पुढीलप्रमाणे ८८४ नं.सह नोंदला

दु. नि. मिबंडी-२

(श्री. व्ही. जी. पटेल)

दिनांक २६ मार्च २००४