Friday, March 26, 2004 5:14:23 PM

पावती

Original नोंदणी 39 म. Regn. 39 M

गावाचे नाव कुलूस पावती क्र.: 885

दिनांक 26/03/2004

दस्तऐवजाचा अनुक्रमांक

Sofer relact वन्तर 1 00884 - 1 2004

दस्ता ऐवजाचा प्रकार

ुअगिहरताबुरणपञ्च

- SISMUM WAS IN सादर करणाराचे नाव: में. मर्क इलेक्ट्रॉनिक्स लि. तह महाइस प्रेसिडंट सुनिल किशीन चंदानी -

एकुण

नोंदणी फी

30000.00

नवकल (अ. 11(1)), पृष्टांकनाची नवकल (आ. 11(2)),

320.00

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

30320.00

आपणास हा दस्त अंदाजे 5:29PM ह्या वेळेस मिळेल

दुय्यम निवधक

बाजार मुल्यः 7517500 रू. मोबदंलाः 7517500रु. व्यास निवंदा-१

Designed & developed by C-DAC, Pune

SARITA REPORTS VERSION 4.8.1

(वि जिनमुना क. १) (Fin. R. Form No. 1)

सर्वेशा. ११३ मई.

Gen 113 mic.

(बारातारणीय)

ORIGINAL COPY [NON TRANSFERABLE]

श्रासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

| किनाण | Place | | किनाक | Date | S | M.9.7 |

Received from | किनाक | किनाक | किनाक |

The first | किनाक | किनाक |

On account of | किनाक | किनाक |

Cashier or Accountant.

ब व ड - २ इस्त क्र. ८४ /२००४ ९ । १६

INDENTURE OF CONVEYANCE

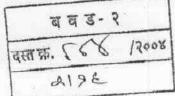
THIS INDENTURE is made at Bhiwandi this 5 day of DECEMBER Two Thousand and Three, BETWEEN

SHIVE WAR RUNDRAPPA KANTHI of Indian Inhabitant,

S. R.S. 751,750 fc Rusees Seven Lacs Fifty One Thousand

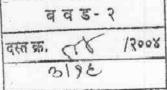
Seven Hundred Lifty Only

JOINT DISTRICT HIRT 92107 SPECIAL FIGHTING REGISTRAR 103921 DEC 05 2003 CLASS-1 THANE 103921 DEC 05 2003 INDIA STANDOUTY MAHARASHTRA



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 was prescribed in the Schedule hereunder written

efer d to as "the said plot of land"). AND



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 Richard Five Hundred Only) already paid by the Richard Five Hundred Only) already paid by the

ब व ड - २ दस्त क्र. () /२००४ ४१९ ६

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, watercourses, 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 appertaining to or with the same or any

ब व ड - २ दस्तक. ८ ४ /२००४ ५/३६

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 payment of all the 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

दस्त	55. CC	8	12008
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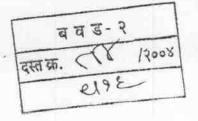
Panchayat of Kudus and/or to any other Public Body or Authority AND the Vendor doth hereby for himself and his heirs, executors and administrators doth hereby COVENANT with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully 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 d administrators and/or his ancestors

व व ड-२ दस्त क्र. १२००४ ७११६

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 AND FURTHER that the VENDOR and all Vendor 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, assurances in law whatsoever for thore perfectly assuring the said plot

व व ड - २ वस्त क्र. (४ /२००४ ८/९८

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 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

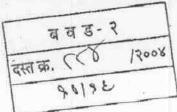


IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hand and seal the day, month and year first hereinabove written.

: 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.





	30198
SIGNED AND DELIVERED by the)	
Withinnamed VENDOR:	
SHIVKUMAR RUDRAPPA KANTHI)	an j
of Sules B. Cambellan Shelan	
D Suit Gangaderi R. Kanthi noss	
COMMON SEAL of the)	, ,
withinnamed 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^{n} $\sqrt{2003}$	-(
in the presence of Sum	(Kishin chanelani)
G.L.MIRCHANDANI authorised) Vice	· President
Director of the Company who has)	
also signed this in token of the)	
Same in the presence of)	
Description (Guthimass.)	
HESEAL OF THE SEAL	

RECEIVED the day, month and) बवड-२ year first hereinabove written of) 12008 दस्त क्र. the withinnamed) and from Purchaser a sum of Rs.75,17,500/-) Five Lakhs) Seventy (Rupees Seventeen Thousand Five Hundred) Only) being the full consideration) money payable as withinmentioned) Rs.75,17,500/by the Purchaser to me paid by the) Purchaser to me. Date Cheque DD. No. Bank 05/12/200 Re. 37,58,750=00 HDFC Bank 272369. 05/12/2003 Re. 03.57.250 200 I say Received 05/12/2003 Re. 7.51750 200 272370 272367 05/12/2003 lo. 7,51,750=00. 2723 68

SHIVKUM

R RUDRAPPA KANTHI

(VENDOR)

WITNESS:



DATED THIS 5 L 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 Itd.doc

दस्त गोषवारा भाग-1

पक्षकाराचा प्रकार

बवड2

दस्त क्र 884/2004

26/03/2004

दुय्यम निबंधकः

5:18:24 pm

भिवंडी 2

दस्त क्रमांक :

884/2004

दस्ताचा प्रकार : अभिहस्तातंरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

ावः में. मर्क इलेक्ट्रीनिक्स लि. तफे फाईस प्रेसिकट 1 सुनिल किशीन चंदानी - -

पत्ताः घर/फुलेंट नंः 301/ए

गल्ली/रस्ताः -

ईमारतीचे नावः लोखंडवाला कॉ.

ईमारत नं: -पेट/वसाहतः -

शहर/गाव: अंधेरी

लिहून घेणार

वय

सही



छायाचित्र

अंगठचाचा ठसा

उपलब्ध नाही

नायः शिवकुमार रुद्राप्पा कंठी

² पत्ताः घर/फ्लॅट नंः जे.बी.डी. सो.

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नं: -

पेत/वसाहतः -

शहर/गाव: मांड्प तालुकाः मुंबई

पिन: 78

लिहून देणार

वय

सही







दस्त गोषवारा भाग - 2

ववड2

पावती क्र.:885

पावतीचे वर्णन

एकत्रित फी

30320: एकूण

दु. निबंधकाची सही, भिवंडी 2

दस्त क्रमांक (884/2004)

नांव: मे. मर्क इलेक्ट्रॉनिक्स लि. तर्फे व्हाईस प्रेसिडंट सुनिल किशीन चंदानी - -

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

दिनांक:26/03/2004

:नक्कल (अ. 11(1)), पृष्टांकनाची नक्क

दस्त क्र. [बवड2-884-2004] 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 वस्त हजर करणा-याची सही:

30000 :नोंदणी फी 320

दस्ताचा प्रकार :25) अभिहस्तातंरणपत्र

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

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/03/2004 05:12 PM

शिवका क्र. 2 ची वेळ : (फी) 26/03/2004 05:14 PM

शियका क्र. 3 ची वेळ : (कबुली) 26/03/2004 05:17 PM शिक्का क. 4 ची वेळ : (ओळख) 26/03/2004 05:18 PM

दस्त नोंद केल्याचा दिनाक : 26/03/2004 05 नह

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करन देणा-याना व्यक्तीशः आळखतात, व त्यांची ओळख पटवितात.

11 eview

1) सुहास - कन्हेरकर ,घर/फ्लॅट नं

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत ने: -पेठ/वसाहतः -

शहर/गाव: भांडूप

तालुकाः मुंबई

2) मंगादेवी- कठी ,घर/फ़लॅट नं: -

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नं: -

पेट/वसाहतः -

शहर/गाव: वरील प्रमाणे

तालुकाः -

पिन: -

दु. निबंधकाची सही भिवंडी 2



प्रमाणित करणेत खेते की

सदरम्या दुरलामध्य एकूण १ ते १८ पान असून ती प्रदेशीचे ८०४ मंबरी नींदला

दिनांक १६माई ह्याले सन २००४

OSLAVITY 0053195R351 Prepared on: 26/03/2004 17:18:29