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IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED

Tuesday, June 06, 2017

Nodal Officer cum Secretary to the Committee,
Hon'ble Mr. Justice R.M. Lodha (Retd.) Committee
Constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri,
New Delhi-110021

Dear Sir,

This has reference to your letter No. JRMLC/PACL/NO/1754/2017 dated May 01, 2017, addressed to M/s IIT Investrust Limited, a sister concern of IIT Insurance Broking and Risk Management Private Limited whose property is listed under MR No. 2548-14.

Kindly find below the brief background of IIT Insurance Broking and Risk Management Private Limited and our response to your queries:

Brief Background.

IIT Insurance Broking and Risk Management Pvt. Ltd. (Incorporated in September 2008) is into the business of selling; marketing insurance products, both life and non-life of various insurance companies. The Company is Registered Broker with IRDAI having Direct Broking license code bearing No. 398 (Valid until October 19, 2018).

The Company is wholly owned subsidiary of M/s. Industrial Investment Trust Limited a NBFC, (a 83 year old company registered with the RBI as an NBFC vide the RBI Certificate of Registration bearing No. B-13.01368 dated September 15, 2000) and a Public Listed Company (BSE & NSE) carrying on business of investments and financial services.

Industrial Investment Trust Limited, has apart from IIT Insurance Broking and Risk Management Private Limited, (100% Subsidiary) has other operating companies Viz., IITL Projects Limited, a listed company (IITL holds 71.74% equity); IIT Investrust Limited, into Stock broking and business consultancy, (100% Subsidiary)

Response:

We submit our point wise response to the queries raised by you, in your above-referred letter.

: 2 :

a) The Company has purchased a Flat bearing No. 702, 7th Floor, Shanta Shivam Co-operative Housing Society Limited, 8, Babulnath Road, Mumbai 400 007, from M/s PACL Ltd., and listed as in MR No 2548-14.

Notes:

Since 2011, the Board of Directors had been exploring to buy a property in South Bombay. However, it could not identify a suitable property for a long time.

An advertisement appeared in the Times of India, Mumbai edition, on August 24, 2013, issued by M/s PACL Limited, and the company responded to the same.

Before acquiring the property, the Company satisfied itself about the free and marketable title of M/s PACL Ltd, to the property by engaging M/s Padiyar & Co. Advocates and Legal Consultants, who vide their letter dated October 3, 2013, have confirmed the free and marketable title (Copy appended)

In addition, the Company also procured the valuation of the flat by engaging M/s S.N.Samdani and Associates (Government Regd Valuers, Chartered Engineers and Project Consultants, (Copy appended), The flat was valued at Rs. 9,62,00,000/- (Rupees Nine Crores Sixty Two Lacs Only).

The Company after negotiations with M/s PACL Ltd., decided to purchase the said flat at Rs.9,50,00,000/- (Rupees Nine Crores Fifty Lacs only). A sum of Rs. 9.40,50,000 (Rupees Nine Crores Forty Lacs and Fifty Thousand Only) net of tax was remitted to PACL Ltd.

The Company borrowed a sum of Rs. 5,00,00,000/- (Rupees Five Crores only) from Axis Bank Ltd and the balance amount of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lacs only) was funded from its own funds. The outstanding balance of loan from Axis Bank Ltd is Rs.1,75,13,000/- (Rupees One Crore Seventy Five Lacs Thirteen Thousand Only) as on May 31, 2017.

The Deed of Transfer was entered into on November 21, 2013, and the flat was registered with the registration department on November 22, 2013.

b) The company is into broking business. In the normal course of business the company has booked / placed insurance needs like fire / motor / group mediclaim + group personal accidents of PACL Limited and some of its group companies.

c) The Company has been placing policies of various corporate clients.

M/s PACL Limited and its group Companies, were also clients from the financial year 2009-2010.

d). The pecuniary or otherwise gain from PACL limited is approximately Rs. 3.48 Crores, between the financial years 2009-10 to 2015-2016.

Notes:

The total turnover of the company from broking business between financial years 2009-2010 to 2015-2016 (audited) is Rs. 44,73,50,988/- (Rupees Forty Four Crores Seventy Three Lacs Fifty Thousand Nine Hundred Eighty Eight only). The corresponding brokerage earned by placing policies of PACL Limited and group companies (during this period) amounts to approximately Rs. 3,48,00,000/- (Rupees Three Crores Forty Eight Lacs Only).

e). The Company has no financial dealings with PACL Ltd. or its group companies whatsoever in the form of either loan / advances provided or taken.

As the said property is a bona-fide acquisition, after completing due diligence of the title and due process of valuation of the property, we would request you to delete the name of the property from the auction list.

If any additional information is required, we would be too glad to furnish the same.

Thanking you

Yours faithfully

For IIT Insurance Broking and Risk Management Private Limited.

Bipin Agarwal

Director

Encl: A/a

(245) (-166)

S. N. SAMDANI & ASSOCIATES

GOVT. REGISTERED VALUERS, CHARTERED ENGINEERS,
PROJECT CONSULTANTS

414, Goyal Trade Centre, Sona Talkies Building, Shantivan,
Near National Park, Borivli (East), Mumbai - 400 066.

☎ : 6505 4149 • Telefax : 2828 0939 • Mobile : 98210-78631

E-mail : snsamdani@gmail.com

**VALUATION ON SEPTEMBER 27 2013 OF FLAT NO 702 ALONG WITH
TWO STILT CAR PARKING SPACES
PACL INDIA LIMITED OWNED ON 7TH FLOOR OF SHANTA SHIVAM CO-OPERATIVE
HOUSING SOCIETY LIMITED SITUATED AT 8 BABULNATH ROAD MUMBAI 400 007**

Under instructions from IIT Insurance Broking and Risk Management Private Limited, We inspected the Flat No. 702 along with two stilt car parking spaces, which PACL India Limited owned on 7th floor of Shanta Shivam Co-operative Housing Society Limited situated at 8, Babulnath Road, Mumbai 400 007, on September 27, 2013.

Objective

This flat is inspected in that context with a view to assessing its fair market value.

The details of the Flat and its valuation are given in Annexe attached with this certificate.

Certificate

We certify to the best of our knowledge, ability and belief, and on the basis of the information made available to us and the observations we made during the inspection, that the fair market value on September 27, 2013 of Flat No. 702 along with two stilt car parking spaces, which PACL India Limited owned on 7th floor of Shanta Shivam Co-operative Housing Society Limited situated at 8, Babulnath Road, Mumbai 400 007, in our opinion Rs.9,62,00,000/- (Rs. Nine Crore Sixty Two Lacs Only).

Date: October 1, 2013

Place: Mumbai

For S. N. SAMDANI & ASSOCIATES

S. N. Samdani
S. N. SAMDANI

BE, MIE, FIV

Approved Valuer, M.No. F-8259

& Chartered Engineer, M.No. M/114534/1

"Valuation of Flat No. 702 on 7th floor of Shanta Shivam Co-operative Housing Society Limited
situated at 8, Babulnath Road, Mumbai 400 007"

Annexe
VALUATION ON SEPTEMBER 27 2013 OF FLAT NO 702 ALONG WITH
TWO STILT CAR PARKING SPACES
PACL INDIA LIMITED OWNED ON 7TH FLOOR OF SHANTA SHIVAM CO-OPERATIVE
HOUSING SOCIETY LIMITED SITUATED AT 8 BABULNATH ROAD MUMBAI 400 007

GENERAL

1. Purpose for which valuation is made : To assess the fair market value
2. Date on which valuation is made : September 27, 2013
3. Name of the owner/owners : PACL India Limited
4. If the property is under joint ownership/co-Ownership, share of each such owner. Are the shares undivided? : Not Applicable
5. Brief description of the property : A 3BHK flat admeasuring about 1217sq.ft. Carpet area 1350sq.ft. Built-up area (1850sq.ft. Super Built-up area) on 7th floor of ground-plus-eleven storey building of RCC Construction
6. Location, Street, Ward No. : Flat No. 702, 7th floor,
Shanta Shivam Co-operative
Housing Society Limited, 8,
Babulnath Road, Mumbai 400 007
It is bounded as under :
On or towards North : Flat No. 701
On or towards South : Compound
On or towards East : Road
On or towards west : Passage
7. Survey/Plot No. of land : Cadastral Survey No. 433 & 1/433,
Malabar & Cumbala hill
8. Is the property situated in residential/ commercial/mixed area/industrial area : Residential area
9. Classification of locality-high class/middle class/poor class : middle class
10. Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc. : Easily accessible
11. Means and proximity to surface communication by which the locality is served : By rail and road
Nearest railway station : Grant Road and it is easily approachable by Taxi

"Valuation of Flat No. 702 on 7th floor of Shanta Shivam Co-operative Hosing Society Limited situated at 8, Babulnath Road, Mumbai 400 007"

LAND

12. Area of land supported by documentary : Not relevant
proof, shape, dimensions and physical
features
13. Roads, streets or lanes on which the land is : It abutted Babulnath Road
abutting
14. Is it freehold or lease-hold land? : Freehold
15. If lease-hold, the name of lessor/lessee, : Not applicable
nature of lease, date of commencement and
termination of lease, terms of renewal of
lease
16. Is there any restrictive covenant in regard to : The flat is for residential user only
use of land? If so, attach a copy of the
covenant
17. Are there any agreements of easements? : No
If so attach copies
18. Does the land fall in an area included in any : No
town planning scheme or any development
plan of government or statutory body? If so,
give particulars
19. Has any contribution been made towards : No
development or is any demand for such
contribution still outstanding?
20. Has the whole or part of the land been : No
notified for acquisition by government or
any statutory body? Give date of
notification
21. Attach a dimensioned site plan : --

IMPROVEMENTS

22. Attach plans and elevations of all structures : --
standing on the land and a lay-out plan
23. Furnish technical details of the building on : Given below
a separate sheet

24. i. Is the building owner-occupied/ Tenanted/both? : Owner occupied
ii. If partly owner-occupied, specify Portion and extent of area under owner-occupation
25. What is the Floor Space Index permissible and percentage actually utilized? : As per the plans approved by BMC authority

DETAILS OF BUILDING AND FLAT

26. No. of floors and height of each floor : Ground-plus-eleven storey
Height 9ft.
27. Plinth area floor-wise (as per IS 3861-1966) : 1850sq.ft. Super Built-up area
28. Year of construction : Around 2005
29. Estimated future life : About 52 years
30. Type of construction-load bearing walls/RCC frame/steel frame : RCC frame of beams and columns
31. Type of foundations : RCC footings
32. Walls (a) Basement and plinth
(b) Ground floor
(c) Superstructure above grd. Floor : 230mm brick masonry walls
33. Partitions : 115mm brick masonry walls
34. Doors and windows (floor-wise)
(a) Ground floor
(b) 1st floor
(c) 2nd floor etc. : Doors made of seasoned wood and Window made aluminum frame with aluminum sliding glass panes
35. Flooring (floor-wise)
(a) Ground floor
(b) 1st floor
(c) 2nd floor : It is floored with Italian tiles
36. Finishing (floor-wise)
(a) Ground floor
(b) 1st floor
(c) 2nd floor : Internally neeru finish with a coat of synthetic paint and externally sand faced cement plaster
37. Roofing and terracing : RCC slab
38. Special architectural or decorative features, if any : Granite kitchen platform with SS sink

"Valuation of Flat No. 702 on 7th floor of Shanta Shivam Co-operative Housing Society Limited situated at 8, Babulnath Road, Mumbai 400 007"

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39. (i) Internal wiring surface or conduit : Concealed
(ii) Class of fittings :superior/ordinary/
poor Ordinary
40. (a) Sanitary installations:
i. No. of water closets : Four
ii. No. of lavatory basins Four
iii. No. of urinals Nil
iv. No. of sinks Four
v. No. of bath tubs Nil
vi. No. of bidets Nil
vii. No. of geysers Four
(b) Class of fittings :Superior coloured/
Superior white/ordinary : Ordinary
41. Compound wall: : The building is encompassed with brick
i. Height and length masonry wall
ii. Type of construction
42. No. of lifts and capacity : Two lifts
43. Underground sump-capacity and type of : An underground RCC tank with adequate
construction capacity for whole building
44. Over-head tank: : An overhead tank of RCC of required
i. Where located capacity for whole society
ii. Capacity
iii. Type of construction
45. Pumps-No. and their power : Not known
46. Roads and pavings within the compound : The compound is paved and covered with
approximate area and type of paving cement concrete
47. Sewage disposal-whether connected to : As Per BMC Corporation
public sewers, if septic tanks provided, No.
and capacity

VALUATION

Principle: Had a property been put up for sale in an open market, with all relevant information disseminated over a sufficiently long time period and either party to sale acting knowledgeably at arm's length without any duress, distress or compulsion, the price the property would have fetched on the date of valuation would be its fair market value on that date.

Methodology: We observed the lie and location of the building and the flat. We studied the real estate market trends in the area where above building is situated. We measured the area of the flat. We scrutinized the copies of documents relevant to it. The information we thus gathered helped us form an opinion about its fair market value. We assessed the cost of construction for assessing its fair market value.

It is common knowledge that, more often than not, neither the consideration mentioned in the purchase agreement of a property nor the rate notified by the government for the purpose of calculating the incidence of stamp duty, is a true indication of the fair market value of the property. We had therefore based our valuation only on the information we had gathered from the market. While valuing it is considered that said property is free from all claims and encumbrances and have clear marketable title.

Observation: PACL India Limited purchased that property from Mrs. Renu Sharma vide the Deed of transfer dated February 21, 2008. The stamp duty paid on that agreement and had registered it with Sub Registrar of Assurances.

The flat is well furnished. The panoramic sea view is visible from bedrooms and hall.

Presently it is normal practice in the market that properties are transacted on super built-up area. The super built-up area includes Floor bed, share of common spaces etc. The super built-up area is generally considered as 1.4 to 1.6 times of carpet area particularly in new buildings those are constructed after year 2000-2001. We also adopted same for estimating the value.

The Part Occupancy Certificate is issued by Municipal Corporation vide the letter No. EB/8329/D/A as dated 04/03/2005.

The flat in Mumbai area is expected to be available @ Rs.50,000/- to Rs.60,000/-per sq.ft. of Super Built-up area, depending upon various factors such as size, shape, situation and interior decoration of the flat; floor on which it is situated; age condition and location of the building; type and quality of construction; and the like.

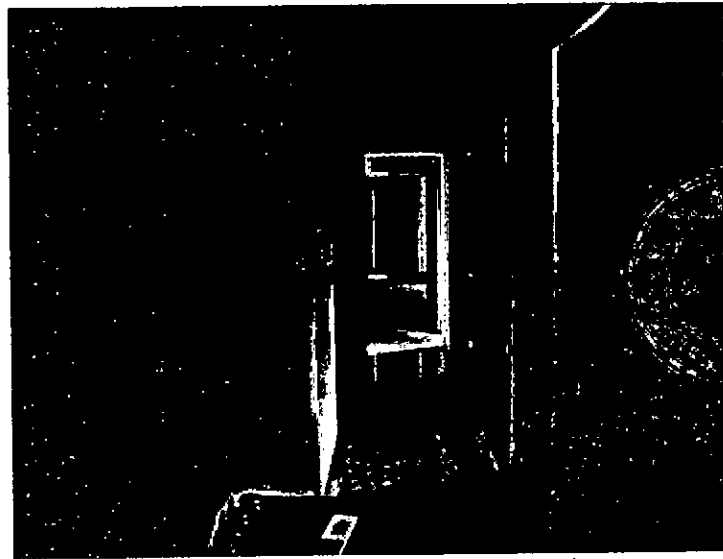
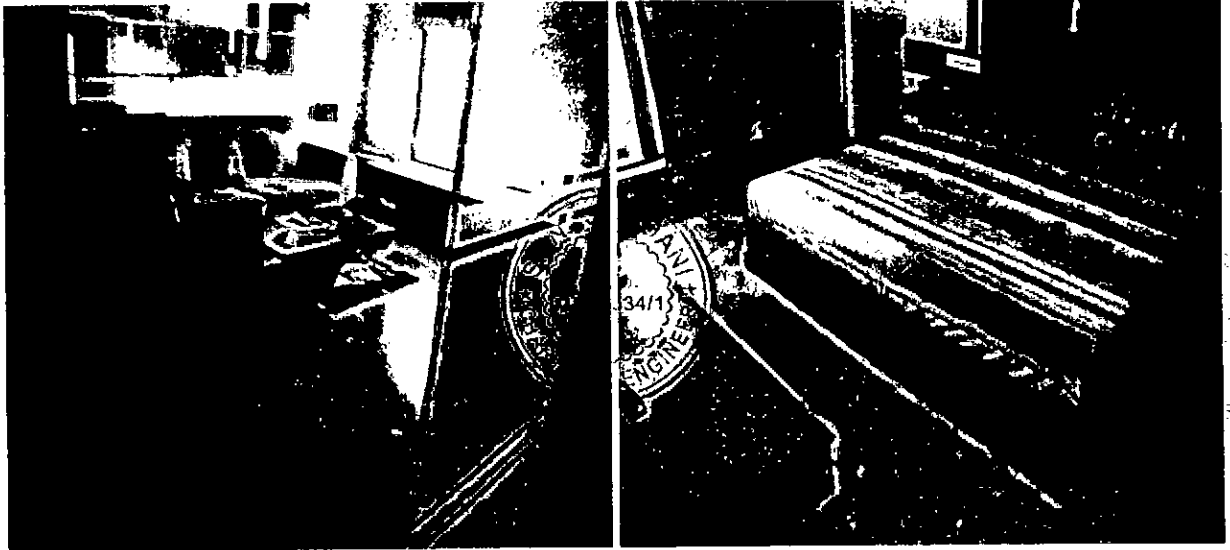
The buildings of that property belonged to Shanta Shivam Co-operative Housing Society Limited and registered with Registrar of Societies vide the Regn. No. MUM/WD/HSG/(TC)/8533 Year 2005-06. PACL Limited holds five fully paid-up shares, each of face value Rs.50/- and bearing distinctive nos. 16 to 20 vide the certificate No.4.

Value: In the light of all that is stated above; and on taking into consideration the location of the building and flat; and on the basis of our judgement, market enquiries and consultations with the sources familiar with the area, we valued the flat along with two stilt car parking @ Rs.52,000/- per sq.ft. for (1350sq.ft. built-up area) 1850sq.ft. of Super Built-up area at Rs.9,62,00,000/- (Rs. Nine Crore Sixty Two Lacs Only).

Realisable Value: The Realisable Value of flat might be 10-20% higher or lower than estimated value. The Realisable Value is estimated @0.9 of its fair market value at Rs.8,65,80,000/- (Rs.Eight Crore Sixty Five Lacs Eighty Thousand Only).

Distress Sale Value: The Distress Sale Value of property is estimated @0.85 of its Realisable value at Rs.7,35,93,000/- (Rs. Seven Crore Thirty Five Lacs Ninety Three Thousand Only).

Value for Insurance: The value of property for Insurance is estimated at Rs. 33,75,000/- (Rs.Thirty Three Lacs Seventy Five Thousand Only).



Note :

1. The valuation report does not guarantee the title of assets.
2. The valuation is only an indicative estimation. The actual price of property depends on the agreed price between seller and Buyer.

Date: October 1, 2013

Place: Mumbai

For S. N. SAMDANI & ASSOCIATES

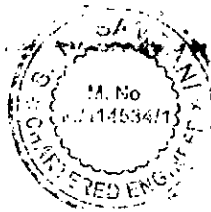
S. N. Samdani

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BE, MIE, FIV

Approved Valuer, M.No. F-8259

& Chartered Engineer, M.No. M/114534/1



"Valuation of Flat No. 702 on 7th floor of Shanta Shivam Co-operative Housing Society Limited situated at 8, Babulnath Road, Mumbai 400 007"

Padiyar & Co.

Advocates & Legal Consultants

307, M K Bhavan, 300 S. B. S. Road, Fort, Mumbai - 400001

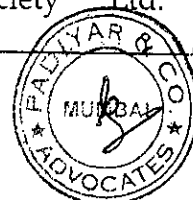
Cell : 9323802133
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Email : padiyarco@yahoo.co.in

REF: PC/Gen/LSR - 641/13

October 3, 2013

Annexure - B: Report of Investigation of Title in respect of immovable Property

1.	a) Name of the Branch/BU seeking opinion	
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Instruction received from the
	c) Name of the Borrower	IIT INSURANCE BROKING AND RISK MANAGEMENT PRIVATE LIMITED (Proposed Purchaser)
2.	a) Name of the Property/concern/ company/person offering the property (is) as security	IIT INSURANCE BROKING AND RISK MANAGEMENT PRIVATE LIMITED (Proposed Purchaser).
	b) Constitution of the Property/concern/ person/body/authority offering the property for creation of charge.	Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	
7.	Complete or full description of the immovable property(ies) offered as security for creation of mortgage whether equitable/ registered mortgage.	A residential flat admeasuring about 1350 sq. ft. area, bearing flat no. 702 on the 7 th floor (alongwith 2 car parking spaces on the Ground and Third floor in the Stilt Parking) of the building known as "Shanta Shivam Co-Operative Housing Society Ltd."



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		constructed on all that pieces or parcel of land admeasuring about (i) 251 sq. mtrs bearing Cadastral Survey No. 1/433, (ii) 274 sq. mtrs., bearing Cadastral Survey No. 433 of Malabar and Cumballa Hill Division, bearing Plot Nos. 96B and 96C, lying, being and situate at Babulnath Road (Gamdevi), Village of Malabar, Mumbai City District, in the Registration District and Sub-District of Mumbai City.			
	(f) Gat No.	As above			
	(g) Door No. (in case of house property)	Flat No. 702			
	(h) Extent/area including plinth/built up area in case of house property	As above			
	(i) Locations like name of the place, village, city, registration, sub-district, etc.	lying, being and situate at Babulnath Road (Gamdevi), Village of Malabar, Mumbai City District, in the Registration District and Sub-District of Mumbai City.			
	(j) Boundaries	N/A			
4.	a) Particulars of the documents scrutinized – serially and chronologically (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note: Only Originals or Certified extracts from the registering/lan/revenue/other authorities be examined				
	Sl. No.	Date	Name Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate
	1	21.02.2008	Original Registered Deed of Transfer dated 21 st February, 2008, executed between Mrs. Renu	Original	Original scrutinized by us



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			Sharma as the "Transferor" of the one part and M/s. PACL Ltd., as the "Transferee" of the other part (duly stamped and document registered under serial BBI2-01158-2008 by Sub-Registrar Mumbai City) (Alonwith Registration Receipt and Stamp Duty Receipt).		
	2	31.01.2005	Original Registered Deed of Transfer dated 31 st January, 2005, executed between M/s. Orbit Cybertech Ltd., as the "Developers" of the one part and Mrs. Renu Sharma as the "Purchaser" of the other part, (duly stamped and document registered under serial BBI1-00902-2005 by Sub-Registrar Mumbai City). (Alonwith Registration Receipt and Stamp Duty Receipt).	Original	Original scrutinized by us
	3		Copy of Share Certificate no. 4 consisting of 5 shares from 16 to 20 standing in the name of M/s. PACL Ltd., as the bonafide member of Shanta Shivam Co-Operative Housing Society Ltd.	Xerox Copy	Original not scrutinized by us
	4	23.04.2003	Copy of Commencement Certificate no.	-----	-----



			EEBPC/8329/D/A dated 23/04/2003 issued by the Municipal Corporation of Greater Mumbai.		
	5		Surety Register for the Town and Island of Bombay.	---	---
	6	04.03.2005	Copy of Part Occupation Certificate no. EB/8329/D/A dated 04/03/2005 issued by the MCGM.	---	---
	7		Copy of Typical Floor Plan.	---	---
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts alongwith the TIR			To be verified	
6.	d) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			No.	
	e) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.			No	
	f) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			No	
7.	e) Property offered as security falls within the jurisdiction of which sub-registrar office?			Mumbai	
	f) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district			No.	



	registrar/registrar- general. If so, please name all such offices?	
	g) Whether search has been made at all the offices named at (b) above?	Yes
	h) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Separate sheet is attached herewith
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership Rights
10.	If Leasehold whether	NA
	f) lease Deed is duly stamped and registered	
	g) lessee is permitted to mortgage the Leasehold right,	
	h) duration of the Lease/unexpired period of lease,	
	i) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	NA
	j) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N/A
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether :	N/A



	d) grant/agreement, etc. provides for alienable rights to the mortgagor with or without conditions,	
	e) the mortgagor is competent to create charge on such property.	
	f) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	
12.	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	N/A
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N/A
	i) The Gift/Settlement Deed is duly stamped and registered;	
	j) The Gift/Settlement Deed has been attested by two witnesses;	
	k) The Gift/Settlement Deed transfers the property to Donee;	
	l) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	
	m) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
	n) Whether the Donee is in possession of the gifted property;	



	o) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	
	p) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N/A N/A N/A N/A N/A
16.	Whether the title documents include any testamentary documents /wills?	N/A
	g) In case of wills, whether the will is registered will or unregistered will?	
	h) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	
	i) Whether the property is mutated on the basis of will?	
	j) Whether the original will is available?	
	k) Whether the original death certificate of the testator is available?	
	l) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	



17.	d) Whether the property is subject to any wakf rights?	N/A
	e) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N/A
	f) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N/A
18.	c) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N/A
	d) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N/A
19.	e) Whether the property belongs to any trust or is subject to the rights of any trust?	N/A
	f) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N/A
	g) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N/A
	h) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	N/A
20.	d) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N/A
	e) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N/A
	f) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N/A
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	N/A
22.	c) Whether the property is subject to any pending or proposed land acquisition proceedings?	N/A



	d) Whether any search/enquiry\ is made with the Land Acquisition Office and the outcome of such search/enquiry.	N/A
23.	c) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	N/A
	d) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N/A
24.	d) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N/A
	e) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N/A
	f) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N/A
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charge with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N/A
27.	i) Whether any POA is involved in the chain of title?	N/A
	j) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N/A
	k) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/Property (Builder's POA) or (ii) other type of POA (Common POA).	N/A
	l) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N/A
	m) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N/A



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	i Whether the original POA is verified and the title investigation is done on the basis of original POA? ii Whether the POA is a registered one? iii Whether the POA is a special or general one? iv Whether the POA contains a specific authority for execution of title document in question?	N/A
	n) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N/A
	o) Please comment on the genuineness of POA?	N/A
	p) The unequivocal opinion on the enforceability and validity of the POA?	N/A
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	N/A
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: r) Promoter's/Land owner's title to the land/building; s) Development Agreement/Power of Attorney; t) Extent of authority of the Developer/builder; u) Independent title verification of the Land and/or building in question; v) Agreement for sale (duly registered); w) Payment of proper stamp duty; x) Requirement of registration of sale agreement, development agreement, POA, etc.; y) Approval of building plan, permission of appropriate/local authority, etc.; z) Conveyance in favour of Society/Condominium concerned; aa) Occupancy Certificate/allotment letter/letter of possession;	N/A Yes NA N/A NA Yes Yes No Yes, approved Yet Yes Yes Verified



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	bb) Membership details in the Society etc.;	N/A
	cc) Share Certificates;	
	dd) No Objection Letter from the Society;	N/A
	ee) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N/A
	ff) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	NA
	gg) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Yes
	hh) Whether the numbering pattern of the Property/flats tally in all documents such as approved plan, agreement plan, etc.	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Nil
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 Years
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	NA
33.	c) Urban land ceiling clearance, whether required and if so, details thereon. d) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	N/A
34.	Details of RTC extracts/mutation extracts/ Katha Pertaining to the property in question.	NA
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	NA
36.	d) Whether the property offered as security is clearly demarcated? e) Whether the demarcation/ partition of the property is legally valid? f) Whether the property has clear access as per documents?	N/A
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? e) Document in relation to electricity connection; f) Document in relation to water connection; g) Document in relation to Sales Tax Registration, if any applicable; h) Other utility bills, if any.	Yes



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38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	NA
39.	¹ If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	----
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Nil
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N/A
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes
44.	Additional aspects relevant for investigation of title as per local laws.	N/A
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security	Equitable Mortgage recommended
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	IIT INSURANCE BROKING AND RISK MANAGEMENT PRIVATE LIMITED (Proposed Purchaser)



ANNEXURE - 1:

FLOW OF TITLE

1. It is observed from the document submitted before us that, originally by an Indenture of Lease for 999 years which was created on 24.03.1927, one Mr. Bai Zaverbai as the "Lessee" became well possessed and entitled to all that pieces or parcel of land admeasuring about 251 sq. mtrs bearing Cadastral Survey No. 1/433, of Malabar and Cumballa Hill Division, bearing Plot Nos. 96B and 96C, lying, being and situate at Babulnath Road (Gamdevi), Village of Malabar, Mumbai City District, in the Registration District and Sub-District of Mumbai City.
2. It is also observed that by an Indenture of Assignment dated 30.01.1939, the said Mr. Bai Zaverbai assigned the leasehold rights for the residual period to Mr. Sagardatt Chhajuram.
3. It is observed that by an Indenture of Assignment dated 19.11.1960, the said Mr. Sagardatt Chhajuram assigned the leasehold rights for the residual period in favour of Mrs. Shantaben Dhanalaxmi Shambulal Nayak.
4. It is also observed that pursuance to her death, her legal heir, Mr. Kirit Kumar Shambulal Nayak by an Agreement dated 30.08.2001 agreed to grant development rights in respect of the aforesaid property to M/s. Orbit Cybertech Ltd., for valuable consideration. Further executed a registered Development Agreement dated 21.09.2002 in favour of M/s. Orbit Cybertech Ltd.
5. It is observed that by an Indenture of Lease dated 09.02.1927, for a period of 999 years one Mr. Bai Zaverbai became entitled to all that pieces or parcel of land admeasuring about 274 sq. mtrs., bearing Cadastral Survey No. 433 of Malabar and Cumballa Hill Division, bearing Plot Nos. 96B and 96C, lying, being and situate at Babulnath Road (Gamdevi), Village of Malabar, Mumbai City District, in the Registration District and Sub-District of Mumbai City, hereinafter referred as the second property.
6. It is also observed that by an Indenture of Assignment dated 25.03.1960, the said Mr. Bai Zaverbai assigned the leasehold rights for the residual period in favour of Ambalal Bhailal Patel and another.



7. It is observed that pursuance to the death of Ambalal Bhailal Patel, his legal heirs Jasoda Ambalal Patel and others by a Deed of Assignment dated 13.12.1990 assigned the leasehold rights for the residual period in favour of Mrs. Komal K. Somaiah.
8. It is further observed that by two separate Deed of Assignment dated 19.10.1992, the said Mrs. Komal K. Somaiah assigned the leasehold rights for the residual period in favour of Mr. Yeshwant H. Sampat.
9. It is also observed that by a Deed of Assignment dated 27.08.1997, the said Mr. Yeshwant H. Sampat further assigned the leasehold rights in favour of M/s. Sumo Estates and M/s. Escorts Estates.
10. It is further observed that by a Registered Deed of Assignment date 1st August, 2002, the said M/s. Sumo Estates and M/s. Escorts Estates assigned the rights, title and interest in respect of the aforesaid second property in favour of M/s. Orbit Cybertech Ltd.
11. It is further observed that the said M/s. Orbit Cybertech Ltd obtained necessary permission alongwith the Commencement Certificate no. EEBPC/8329/D/A dated 23/04/2003 issued by the Municipal Corporation of Greater Mumbai to construct residential building on the said property with a view to sell the flats and premises in such constructed building to prospective purchaser on ownership basis.
12. It is also observed that by a Registered Deed of Transfer dated 31st January, 2005, executed between M/s. Orbit Cybertech Ltd., as the "Developers" of the one part and Mrs. Renu Sharma as the "Purchaser" of the other part, (duly stamped and document registered under serial BBI1-00902-2005 by Sub-Registrar Mumbai City), the purchaser purchased the captioned Property and obtained quiet, vacant and peaceful possession of the said flat.
13. It is observed that the residents of the said building formed a Co-Operative Housing Society in the name of Shanta Shivam Co-Operative Housing Society Ltd., registered vide registration no. MUM/WD/HSG(TC)8533 of 2005-2006 registered under the Provisions of Maharashtra Co-Operative Societies Act, 1960. Further the Society had allotted Share Certificate no. 4 consisting of 5 shares from 16 to 20 to Mrs. Renu Sharma as the bonafide member of Shanta Shivam Co-Operative Housing Society Ltd.



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14. It is also observed that by a Registered Deed of Transfer dated 21st February, 2008, executed between Mrs. Renu Sharma as the "Transferor" of the one part and M/s. PACL Ltd., as the "Transferee" of the other part (duly stamped and document registered under serial BBI2-01158-2008 by Sub-Registrar Mumbai City), the Transferee purchased the captioned flat and obtained quiet, vacant and peaceful possession of the said flat. Further the Society had transferred the share into the name of the Transferee.

15. It is observed that M/s. PACL LTD., had paid the full consideration and obtained quiet, vacant and peaceful possession of the said flat.

16. We are of the opinion that, M/s. PACL LTD., paid the full consideration to the Transferor and obtained quiet, vacant and peaceful possession of the captioned flat, also have a clear, valid and marketable title free from all encumbrances to the said Flat.

Place: Mumbai

Signature of the Advocate



Note:- 1) Please reconfirm that the lien of the Bank is marked in the records of the Society, subsequent to disbursement of the loan.

2) Equitable mortgage does not reflect in the property records.

3) Please obtain the originals vetted before disbursement of loan.

4) Compulsory Registration of Equitable Mortgage effective from 01/04/2013, by way of intimation by the mortgagor in the concerned sub-registrar office.

5) It is advisable that the genuineness of the original documents has to be compulsorily to be cross verified with certified copies of the documents registered with concerned Sub-Registrar office.



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नोंदणी ३९ म.
Regn. 39 m.

24329
दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक : 27/9/13 सन २०

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:—

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब (क्र.)

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रोजी तयार होईल व

दस्तऐवज

नक्कल

सह जिल्हा

नावे नोंदणीकृत डाकेने मुद्रावा

हवाली करावा.

सादरकर्ता

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(148)

Sandeep M. Kini
B/103, Giriraj Tower,
Gokul Dham Complex, Vartak Road,
Virar (West) - 401 303

SEARCH REPORT

Date: December 2, 2013

To,
M/s. Padiyar & Co.
Advocate High Court
Fort, Mumbai-400 001.

Sub: Investigation of the Title in respect of A residential flat admeasuring about 1350 sq. ft. area, bearing flat no. 702 on the 7th floor (alongwith 2 car parking spaces on the Ground and Third floor in the Stilt Parking) of the building known as "Shanta Shivam Co-Operative Housing Society Ltd." constructed on all that pieces or parcel of land admeasuring about (i) 251 sq. mtrs bearing Cadastral Survey No. 1/433, (ii) 274 sq. mtrs., bearing Cadastral Survey No. 433 of Malabar and Cumballa Hill Division, bearing Plot Nos. 96B and 96C, lying, being and situate at Babulnath Road (Gamdevi), Village of Malabar, Mumbai City District, in the Registration District and Sub-District of Mumbai City.

**A/C - IIT INSURANCE BROKING AND RISK MANAGEMENT
PRIVATE LIMITED (Proposed Purchaser)**

Mumbai - LSR No.641/13.

Dear Sir,

As per your instruction, I have taken search of the above-mentioned property in the Sub - Registrar office at Mumbai from the year of 1984 to 2013.

SUB - REGISTRAR OFFICE AT MUMBAI FOR 30 YEARS.

YEAR	LIEN / CHARGE
------	---------------

1984	Nil
1985	Nil
1986	Nil
1987	Nil
1988	Nil
1989	Nil
1990	Nil
1991	Nil

(221)
(142)

1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Registered Development Agreement dated 21.09.2002 in favour of M/s. Orbit Cybertech Ltd.
2003	Nil
2004	Nil
2005	Registered Deed of Transfer dated 31 st January, 2005, executed between M/s. Orbit Cybertech Ltd., as the "Developers" of the one part and Mrs. Renu Sharma as the "Purchaser" of the other part, (duly stamped and document registered under serial BBI1-00902-2005 by Sub-Registrar Mumbai City).
2006	Nil
2007	Nil
2008	Registered Deed of Transfer dated 21 st February, 2008, executed between Mrs. Renu Sharma as the "Transferor" of the one part and M/s. PACL Ltd., as the "Transferee" of the other part (duly stamped and document registered under serial BBI2-01158-2008 by Sub-Registrar Mumbai City)
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil

The Government Fee is paid vide receipt No. 25329 /13 dated 27/09/2013.

Truly yours


Sandeep M. Kini

Tuesday, June 06, 2017

Nodal Officer cum Secretary to the Committee
Hon'ble Mr. Justice R.M. Lodha (Retd.) Committee
Constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri,
New Delhi-110021

Dear Sirs,

This has reference to your letter No. JRMLC/PACL/NO/1754/2017 dated May 01, 2017, addressed to M/s IIT Investrust Limited. The property listed under MR No. 2546-14 and 2547-14, belongs to us.

Kindly find below the brief background of IIT Investrust Limited and our response to your queries:

Brief Background:

M/s IIT Investrust Limited (incorporated in December 1992) is into the business of stock broking and business consultancy and is a member of the NSE (National Stock Exchange) and the BSE (Bombay Stock Exchange) and Central Depository Services (India) Limited (CSDL).

The Company is wholly owned subsidiary of M/s. Industrial Investment Trust Limited a NBFC, (a 83 year old company registered with the RBI as an NBFC vide the RBI Certificate of Registration bearing No. B-13.01368 dated September 15, 2000) and a Public Listed Company (BSE & NSE) carrying on business of investments and financial services.

Industrial Investment Trust Limited has apart from IIT Investrust Limited (100% Subsidiary), has other operating companies Viz., IITL Projects Limited, a listed company (IITL holds 71.74% equity); IIT Insurance Broking and Risk Management Private Limited, (100% Subsidiary) which is into selling, marketing insurance products, both life and non-life of various insurance companies.

Response:

We submit our point wise response to the queries raised by you, in your above-referred letter.

a) The Company has purchased flats bearing No.1101 and 1101A, Lokhandwala Galaxy CHS Ltd., Keshavrao Khaday Marg, Byculla (West), Mumbai 400011 from M/s. PACL Ltd., and listed as in M.R. No. 2546-14 and 2547-14.

Notes:

Since 2011, the Company was exploring to buy a property in South Bombay. However, it could not identify a suitable property for a long time.

An advertisement appeared in the Times of India, Mumbai edition, on August 24, 2013, issued by M/s PACL Limited, and the company responded to the same.



Before acquiring the property, the Company satisfied itself about the free and marketable title of M/s PACL Ltd, to the property by engaging M/s Padiyar & Co. Advocates and Legal Consultants, who vide their letter dated October 03, 2013 have confirmed the free and marketable title (Copy appended)

In addition, the Company also procured the valuation of the flat by engaging M/s S.N.Samdani and Associates (Government Regd Valuers, Chartered Engineers and Project Consultants, (Copy appended), The flat was valued at Rs. 4,71,30,000/- (Rupees Four Crores Seventy One Lacs Thirty Thousand Only).

The Company after negotiations with M/s PACL Ltd., decided to purchase the said flat at Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lacs only) which was entirely funded from the Company's own funds. A sum of Rs. 4,45,50,000 (Rupees Four Crores Forty Five Lacs and Fifty Thousand Only) net of tax was remitted to PACL.

The Deed of Transfer was entered into on November 15, 2013, and the flat was registered with the Office of Sub-Registrar on November 20, 2013.

b) The company is into business of stock broking and business consultancy. The Company has not done any business with PACL Limited and any of its group companies.

c) The Company does not have any relation/association with PACL Limited and any of its group companies.

d) There is no pecuniary or otherwise gains from PACL limited.

e) The Company has no financial dealings with PACL Ltd. or its group companies whatsoever in the form of either loan / advances provided or taken.

As the said property is a bona-fide acquisition, after completing due diligence of the title and due process of valuation of the property, we would request you to delete the name of the property from the auction list.

If any additional information is required, we would be too glad to furnish the same.

Thanking you

Yours faithfully
For IITInvestrust Limited

G. Jeevanantham
Director



Encl: A/a

Padiyar & Co.

Advocates & Legal Consultants

307, M K Bhavan, 300 S. B. S. Road, Fort, Mumbai - 400001

Call : 9323802133
Tel : 30205439/22641533
Fax : 22641503
Email : padiyarco@yahoo.co.in

REF: PC/Gen/LSR - 640/13

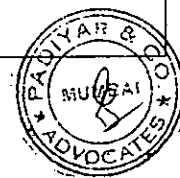
October, 3, 2013

Annexure - B: Report of Investigation of Title in respect of immovable Property

1.	a) Name of the Branch/BU seeking opinion	-----
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Instruction received from the IIT INVESTRUST LTD (Proposed Purchaser) .
	c) Name of the Borrower	IIT INVESTRUST LTD.(Proposed Purchaser)
2.	a) Name of the Property/concern/ company/person offering the property (is) as security	IIT INVESTRUST LTD. (Proposed Purchaser)
	b) Constitution of the Property/concern/ person/body/authority offering the property for creation of charge.	Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	
3.	a) Complete or full description of the immovable property(ies) offered as security for creation of mortgage whether equitable/ registered mortgage.	Residential flats admeasuring about (i) 1247 sq. fts., super built up area bearing Flat No. 1101 and (ii) admeasuring about 324 sq. ft. super built up area, bearing flat no. 1101 A, on the 11 th Floor of the building known as "Lokhandwala Galaxy Co-Operative Housing Society Ltd." constructed on all that pieces or parcel of land admeasuring about



		3766/55 sq. mtrs City Survey No. 1952 of Byculla, lying, being and situate at N. M. Joshi Marg, Byculla (W), Mumbai 400 027, Village Byculla, Mumbai City District, in the Registration District and Sub-District of Mumbai City.			
	b)Gat No.	As above			
	c)Door No. (in case of house property)	Flat No. 1101 and 1101A			
	d)Extent/area including plinth/built up area in case of house property	As above			
	e)Locations like name of the place, village, city, registration, sub-district, etc.	lying, being and situate at N. M. Joshi Marg, Byculla (W), Mumbai 400 027, Village Byculla, Mumbai City District, in the Registration District and Sub-District of Mumbai City.			
	(f) Boundaries	N/A			
4.	1) Particulars of the documents scrutinized - serially and chronologically (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note: Only Originals or Certified extracts from the registering/lan/revenue/other authorities be examined				
	Sl. No.	Date	Name Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate
	1	16.04.2005	Registered Deed of Transfer dated 16 th April, 2005 executed between M/s. Saikrupa Builders and Developers Pvt. Ltd., as the "Sellers" of the one part and M/s. PACL India Ltd., as the "Transferee"	Xerox copy	Original not scrutinized by us



			of the other part (duly stamped and document registered under serial BBI2-03679-2005 by Sub-Registrar Mumbai City)		
	2	16.04.2005	Original Registered Deed of Transfer dated 16 th April, 2005 executed between M/s. Saikrupa Builders and Developers Pvt. Ltd., as the "Sellers" of the one part and M/s. PACL India Ltd., as the "Transferee" of the other part (duly stamped and document registered under serial BBI2-03678-2005 by Sub-Registrar Mumbai City)	Original	Original scrutinized by us
	3		Copy of two Share Certificates no.50 and 51 consisting of 10 shares from 246 to 255 standing in the name of M/s. PACL India Pvt. Ltd., as the bonafide member of Lokhandwala Galaxy Co-Operative Housing Society Ltd.		-----
	4	04.10.2002	Copy of Title Certificate dated 04.10.2002 issued by the Advocate, Pravin Mehta & Mithi & Co.		
	5	23.01.2003	Copy of Commencement Certificate no. EEBPC/5724/E/AR dated	-----	-----



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(436)

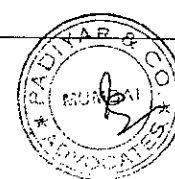
		23/01/2003 issued by the Municipal Corporation of Greater Mumbai.		
	6	Power of Attorney issued by Mohammed A. Lokhandwala and another in favor of Mr. Rajesh L Chavan and another.		
	7	Copy of Typical Floor Plan.		
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts alongwith the TIR		To be verified	
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		No.	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		No	
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		No	
7.	d) Property offered as security falls within the jurisdiction of which sub-registrar office?		Mumbai	
	e) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar- general. If so, please name all such offices?		No.	
	f) Whether search has been made at all the offices named at (b) above?		Yes	



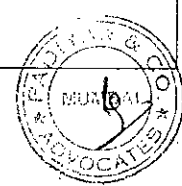
	g) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Separate sheet is attached herewith
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership Rights
10.	If Leasehold whether	NA
	a) lease Deed is duly stamped and registered	
	b) lessee is permitted to mortgage the Leasehold right,	
	c) duration of the Lease/unexpired period of lease,	
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	NA
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N/A
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether :	N/A
	a) grant/agreement, etc. provides for alienable rights to the mortgagor with or without conditions,	
	b) the mortgagor is competent to create charge on	



	such property;	
	c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	
12.	If occupancy right, whether;	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	N/A
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N/A
	i) The Gift/Settlement Deed is duly stamped and registered;	
	ii) The Gift/Settlement Deed has been attested by two witnesses;	
	iii) The Gift/Settlement Deed transfers the property to Donee;	
	iv) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	
	v) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
	vi) Whether the Donee is in possession of the gifted property;	
	vii) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	



	viii) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	
15.	a. In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. b. Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c. Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. d. In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e. Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N/A N/A N/A N/A N/A
16.	Whether the title documents include any testamentary documents /wills? a) In case of wills, whether the will is registered will or unregistered will? b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? c) Whether the property is mutated on the basis of will? d) Whether the original will is available? e) Whether the original death certificate of the testator is available? f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N/A
17.	a) Whether the property is subject to any wakf rights? b) Whether the property belongs to church/ temple or any religious/other institutions having any	N/A N/A



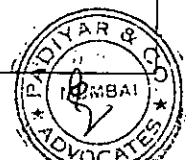
	restriction in creation of charges on such properties?	
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N/A
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N/A
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N/A
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	N/A
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N/A
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	N/A
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	N/A
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N/A
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N/A
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N/A
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	N/A
22.	a) a) Whether the property is subject to any pending or proposed land acquisition proceedings?	N/A
	b) Whether any search/enquiry\ is made with the Land Acquisition Office and the outcome of such search/enquiry.	N/A
23.	a) Whether the property is involved in or subject	N/A



	matter of any litigation which is pending or concluded?	
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N/A
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	N/A
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N/A
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N/A
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charge with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	Yes
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N/A
27.	Whether any POA is involved in the chain of title?	N/A
	a) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N/A
	b) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/Property (Builder's POA) or (ii) other type of POA (Common POA).	N/A
	c) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N/A
	d) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N/A
	a. Whether the original POA is verified and the title investigation is done on the basis of original POA?	N/A
	b. Whether the POA is a registered one?	N/A



	c. Whether the POA is a special or general one?	
	d. Whether the POA contains a specific authority for execution of title document in question?	
	e) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N/A
	Please comment on the genuineness of POA?	N/A
	f) The unequivocal opinion on the enforceability and validity of the POA?	N/A
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	N/A
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	N/A
	a) Promoter's/Land owner's title to the land/building;	Yes
	b) Development Agreement/Power of Attorney;	NA
	c) Extent of authority of the Developer/builder;	N/A NA
	d) Independent title verification of the Land and/or building in question;	Yes
	e) Agreement for sale (duly registered);	Yes
	f) Payment of proper stamp duty;	No
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes, approved
	h) Approval of building plan, permission of appropriate/local authority, etc.;	Yet
	i) Conveyance in favour of Society/Condominium concerned;	Yes
	j) Occupancy Certificate/allotment letter/letter of possession;	Yes Verified
	k) Membership details in the Society etc.;	N/A
	l) Share Certificates;	
	m) No Objection Letter from the Society;	N/A



	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. q) Whether the numbering pattern of the Property/flats tally in all documents such as approved plan, agreement plan, etc.	N/A NA Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Nil
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 Years
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	NA
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	N/A
34.	Details of RTC extracts/mutation extracts/ Katha Pertaining to the property in question.	NA
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	NA
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents?	N/A
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes



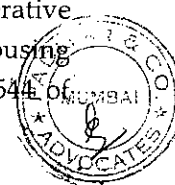
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	NA
39.	¹ If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	----
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Nil
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N/A
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes
44.	Additional aspects relevant for investigation of title as per local laws.	N/A
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security	
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	IIT INVESTRUST LTD.(Proposed Purchaser)

**ANNEXURE - 1:
FLOW OF TITLE**

It is observed from the document submitted before us that, Municipal tenanted properties belonging Municipal Corporation of Greater Mumbai (MCGM), being all that pieces or parcel of land admeasuring about 3766.75 sq. mtrs City Survey No. 1952 of Byculla, lying, being and situate at N. M. Joshi Marg, Byculla (W), Mumbai 400 027, Village Byculla, Mumbai City District, in the Registration District and Sub-District of Mumbai City.



1. It is also observed that tenants were occupied the structures standing thereon the aforesaid property which were occupied by the tenants prior to the year 1940.
2. It is observed that The MCGM has framed guidelines for reconstruction of dilapidated building with higher FSI as the incentive under the guidelines which were approved by the Govt. Maharashtra Urban Development Department under no. TPB/4394/2535/CR/427/UD-1 dated 14.11.1994.
3. It is also observed that the tenants occupying the aforesaid property were being desirous of developing the said property had formed themselves into a Co-Operative Housing Society in the name of Laxmi Niwas Co-Operative Housing Society Ltd., registered vide registration no. BOM/W/HSG/(TC)/7964 of 1996-97.
4. It is further observed that the said Society vide a Development Agreement dated 8th February, 1997, granted development rights in respect of the aforesaid property to M/s. Saikrupa Builders & Developers Pvt. Ltd.. Further the Society also executed a Power of Attorney dated 11/02/1997.
5. It is also observed that by a Tripartite Agreement dated 24/04/1997, executed between the MCGM of the first part and the said Society of the second part, and M/s. Saikrupa Builders & Developers Pvt. Ltd., as the "Developers" of the third part, the MCGM with the confirmation of the Society had granted development rights in respect of the aforesaid property to the Developers.
6. It is observed that the MCGM by its Resolution no. 569 of 16th July, 2002, while accepting the recommendation of the Improvement Committee of MCGM, resolved that the separate leases for rehabilitation building and the sale building in respect of the development of the said Laxmi Niwas for a period of 60 years and after expiry of the said period for the renewal or continuation to be considered afresh.
7. It is further observed that the said M/s. Saikrupa Builders & Developers Pvt. Ltd., obtained necessary permission alongwith the Commencement Certificate no. EEBPC/5724/E/AR dated 23/01/2003 issued by the Municipal Corporation of Greater Mumbai to construct residential building on the said property with a view to sell the flats and premises in such constructed building to prospective purchaser on ownership basis.
8. It is also observed that by a Registered Deed of Transfer dated 16th April, 2005 executed between M/s. Saikrupa Builders and Developers Pvt. Ltd., as the "Sellers" of the one part and M/s. PACL India Ltd., as the "Transferee" of the other part (duly stamped and document registered under serial BBI2-03679-2005 by Sub-Registrar Mumbai City), the Transferee purchased the captioned Flats and obtained quiet, vacant and peaceful possession of the said flat.
9. It is observed that the residents of the said building formed a Co-Operative Housing Society in the name of Lokhandwala Galaxy Co-Operative Housing Society Ltd., registered vide registration no. MUM/W (E)/HSG(TC)8544 of Mumbai.



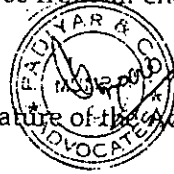
(205)
(126)

2006 registered under the Provisions of Maharashtra Co-Operative Societies Act, 1960. Further the Society had allotted two Share Certificates no.50 and 51 consisting of 10 shares from 246 to 255 standing in the name of M/s. PACL India Pvt. Ltd., as the bonafide member of Lokhandwala Galaxy Co-Operative Housing Society Ltd.

10. It is observed that the M/s. PACL Ltd., obtained quiet, vacant and peaceful possession of the said flats.
11. We are of the opinion that, M/s. PACL Ltd, paid the full consideration to the builders and obtained quiet, vacant and peaceful possession of the captioned flats, also have a clear, valid and marketable title free from all encumbrances to the said Flats.

Place: Mumbai

Signature of the Advocate



- 1) Equitable mortgage does not reflect in the property records.
- 2) Please obtain the originals vetted before disbursement of loan.
- 3) It is advisable that the genuineness of the original documents has to be compulsorily to be cross verified with certified copies of the documents registered with concerned Sub-Registrar office.



दे.का.मु. १७,००० पु. (१०० पानी) - ३-२०१२-पीए ४'-(इए) ३२:

(203)
(124)

Sandeep M. Kini
B/103, Giriraj Tower,
Gokul Dham Complex, Vartak Road,
Virar (West) - 401 303

SEARCH REPORT

Date: October 2, 2013

To,
M/s. Padiyar & Co.
Advocate High Court
Fort, Mumbai-400 001.

Sub: Investigation of the Title in respect of Residential flats admeasuring about (i) 1247 sq. fts., super built up area bearing Flat No. 1101 and (ii) admeasuring about 324 sq. ft. super built up area, bearing flat no. 1101 A, on the 11th Floor of the building known as "Lokhandwala Galaxy Co-Operative Housing Society Ltd." constructed on all that pieces or parcel of land admeasuring about 3766.75 sq. mtrs City Survey No. 1952 of Byculla, lying, being and situate at N. M. Joshi Marg, Byculla (W), Mumbai 400 027, Village Byculla, Mumbai City District, in the Registration District and Sub-District of Mumbai City.

A/C - IIT INVESTRUST LTD.(Proposed Purchaser)

Mumbai - LSR No.640/13.

Dear Sir,

As per your instruction, I have taken search of the above-mentioned property in the Sub - Registrar office at Mumbai from the year of 1984 to 2013.

SUB - REGISTRAR OFFICE AT MUMBAI FOR 30 YEARS.

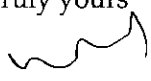
YEAR	LIEN / CHARGE
1984	Nil
1985	Nil
1986	Nil
1987	Nil
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil



1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Two Registered Deeds of Transfer dated 16 th April, 2005 executed between M/s. Saikrupa Builders and Developers Pvt. Ltd., as the "Sellers" of the one part and M/s. PACL India Ltd., as the "Transferee" of the other part (duly stamped and document registered under serial BB12-03679-2005 by Sub-Registrar Mumbai City)
2006	Nil.
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil- index-II not ready

The Government Fee is paid vide receipt No.24337/13 dated 27/09/2013.

Truly yours


Sandeep M. Kini

(201) 4227

S. N. SAMDANI & ASSOCIATES

GOVT. REGISTERED VALUERS, CHARTERED ENGINEERS,
PROJECT CONSULTANTS

414, Goyal Trade Centre, Sona Talkies Building, Shantivan,
Near National Park, Borivli (East), Mumbai - 400 066.

☎ : 6505 4149 • Telefax : 2828 0939 • Mobile : 98210-78631

E-mail : snsamdani@gmail.com

VALUATION ON SEPTEMBER 27 2013 OF FLAT NO 1101 & 1101A
PACL INDIA LIMITED OWNED ON 11TH FLOOR OF LOKHANDWALA GALAXY BUILDING
SITUATED AT N M JOSHI MARG NEAR 'S' BRIDGE BYCULLA (WEST) MUMBAI 400 011

Under instructions from IIT Investrust Limited, We inspected the Flat No. 1101 & 1101A, PACL India Limited owned on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011, on September 27, 2013.

Objective

This flat is inspected in that context with a view to assessing its fair market value.

The details of the Flat and its valuation are given in Annexe attached with this certificate.

Certificate

We certify to the best of our knowledge, ability and belief, and on the basis of the information made available to us and the observations we made during the inspection, that the fair market value on September 27, 2013 of Flat No. 1101 & 1101A, which PACL India Limited owned on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011, in our opinion is Rs.4,71,30,000/- (Rs.Four Crore Seventy One Lacs Thirty Thousand Only).

Date: October 1, 2013

Place: Mumbai

For S. N. SAMDANI & ASSOCIATES

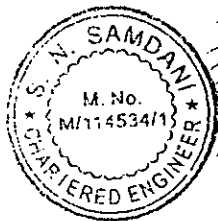
S. N. Samdani

S. N. SAMDANI

BE, MIE, FIV

Approved Valuer, M.No. F-8259

& Chartered Engineer, M.No. M/114534/1



"Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"

Annexe

VALUATION ON SEPTEMBER 27 2013 OF FLAT NO 1101 & 1101A
PACL INDIA LIMITED OWNED ON 11TH FLOOR OF LOKHANDWALA GALAXY BUILDING
SOCIETY NAMED AS LAXMI NIWASCO-OPERATIVE HOUSING SOCIETY LIMITED
SITUATED AT N M JOSHI MARG NEAR 'S' BRIDGE BYCULLA (WEST) MUMBAI 400 011

GENERAL

- | | | | |
|-----|--|---|---|
| 1. | Purpose for which valuation is made | : | To assess the fair market value |
| 2. | Date on which valuation is made | : | September 27, 2013 |
| 3. | Name of the owner/owners | : | PACL India Limited |
| 4. | If the property is under joint ownership/co-Ownership, share of each such owner. Are the shares undivided? | : | Not Applicable |
| 5. | Brief description of the property | : | A 3BHK flat formed by merging a 2BHK and 1 room and merged flat is admeasuring about 1257sq.ft. Built-up area (1571sq.ft. Super Built-up area) on 11 th floor of Podium-plus-stilt-plus-eighteen storey building of RCC Construction |
| 6. | Location, Street, Ward No. | : | Flat No. 1101 & 1101A, 11 th floor, Lokhandwala Galaxy Building, N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011 |
| 7. | Survey/Plot No. of land | : | City Survey No. 1952 of Byculla, Kabutarpada |
| 8. | Is the property situated in residential/commercial/mixed area/industrial area | : | Residential area |
| 9. | Classification of locality-high class/middle class/poor class | : | middle class |
| 10. | Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc. | : | Easily accessible |
| 11. | Means and proximity to surface communication by which the locality is served | : | By rail and road
Nearest railway station : Byculla at a distance of about ten minutes walk |

 "Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"

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LAND

12. Area of land supported by documentary proof, shape, dimensions and physical features : Not relevant
13. Roads, streets or lanes on which the land is abutting : It abutted N. M. Joshi Marg
14. Is it freehold or lease-hold land? : Not known
15. If lease-hold, the name of lessor/lessee, nature of lease, date of commencement and termination of lease, terms of renewal of lease : Not known
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant : The flat is for residential user only
17. Are there any agreements of easements? If so attach copies : No
18. Does the land fall in an area included in any town planning scheme or any development plan of government or statutory body? If so, give particulars : No
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? : No
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of notification : No
21. Attach a dimensioned site plan : --

IMPROVEMENTS

22. Attach plans and elevations of all structures standing on the land and a lay-out plan : --
23. Furnish technical details of the building on a separate sheet : Given below

24. i. Is the building owner-occupied/ Tenanted/both? : Owner occupied
ii. If partly owner-occupied, specify Portion and extent of area under owner-occupation
25. What is the Floor Space Index permissible and percentage actually utilized? : As per the plans approved by BMC authority

DETAILS OF BUILDING AND FLAT

26. No. of floors and height of each floor : Podium-plus-stilt-plus-eighteen storey. Height 9ft.
27. Plinth area floor-wise (as per IS 3861-1966) : Flat No. 1101A : 216sq.ft. carpet
Flat No.1101 : 842sq.ft. carpet
Total : 1058sq.ft. Carpet or 1257sq.ft. Built-up or 1571sq.ft. super built-up
28. Year of construction : Around 2004
29. Estimated future life : About 51 years
30. Type of construction-load bearing walls/RCC frame/steel frame : RCC frame of beams and columns
31. Type of foundations : RCC footings
32. Walls (a) Basement and plinth (b) Ground floor (c) Superstructure above grd. Floor : 230mm brick masonry walls
33. Partitions : 115mm brick masonry walls
34. Doors and windows (floor-wise) (a) Ground floor (b) 1st floor (c) 2nd floor etc. : Doors made of seasoned wood and Window made aluminum frame with aluminum sliding glass panes
35. Flooring (floor-wise) (a) Ground floor (b) 1st floor (c) 2nd floor : It is floored with ceramic tiles
36. Finishing (floor-wise) (a) Ground floor (b) 1st floor (c) 2nd floor : Internally neeru finish with a coat of synthetic paint and externally sand faced cement plaster
37. Roofing and terracing : RCC slab

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VALUATION

Principle: Had a property been put up for sale in an open market, with all relevant information disseminated over a sufficiently long time period and either party to sale acting knowledgeably at arm's length without any duress, distress or compulsion, the price the property would have fetched on the date of valuation would be its fair market value on that date.

Methodology: We observed the lie and location of the building and the flat. We studied the real estate market trends in the area where above building is situated. We measured the area of the flat. We scrutinized the copies of documents relevant to it. The information we thus gathered helped us form an opinion about its fair market value. We assessed the cost of construction for assessing its fair market value.

It is common knowledge that, more often than not, neither the consideration mentioned in the purchase agreement of a property nor the rate notified by the government for the purpose of calculating the incidence of stamp duty, is a true indication of the fair market value of the property. We had therefore based our valuation only on the information we had gathered from the market. While valuing it is considered that said property is free from all claims and encumbrances and have clear marketable title.

Observation: we understand that PACL India Limited had purchased those properties from M/s Saikrupa Builders & Developers Pvt. Ltd. vide the Articles of agreements dated April 16, 2005. The stamp duty is paid on those agreements and had registered them with Sub Registrar of Assurances.

The Commencement Certificate is issued by Municipal Corporation vide the Letter No. EEBPC/5724/E/AR dated as 28/08/2003.

The buildings of that property belonged Laxmi Niwas Co-operative Housing Society Limited and registered with Registrar of Societies vide the Regn. No. BOM/W/HSR(TC)/7964 of 1996-97 dated 30/1/1997. PACL India Limited holds five fully paid-up shares, each of face value Rs.50/- and bearing distinctive nos. 246 to 250 (for flat no. 1101) and 251 to 255 (for flat no. 1101A) vide the certificate No.50 & 51.

The flat in Byculla area is expected to be available @ Rs.28,000/- to Rs.32,000/-per sq.ft. of Super Built-up area, depending upon various factors such as size, shape, situation and interior decoration of the flat; floor on which it is situated; age condition and location of the building; type and quality of construction; and the like.

Value: In the light of all that is stated above; and on taking into consideration the location of the building and flat; and on the basis of our judgement, market enquiries and consultations with the sources familiar with the area, we valued the flat @ Rs.30,000/- per sq.ft. for 1571sq.ft. of Super Built-up area at Rs.4,71,30,000/- (Rs. Four Crore Seventy One Lacs Thirty Thousand Only).

Realisable Value: The Realisable Value of flat might be 10-20% higher or lower than estimated value. The Realisable Value is estimated @0.9 of its fair market value at Rs.4,24,17,000/- (Rs. Four Crore Twenty Four Lacs Seventeen Thousand Only).

Distress Sale Value: The Distress Sale Value of property is estimated @0.85 of its Realisable value at Rs.3,60,54,450/- say Rs.3,60,54,000/- (Rs.Three Core Sixty Lacs Fifty Four Thousand Only).

"Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"



③ up to
19/05

AM (SMT) 669
S-T 11-11
19/05/2017



IITL GROUP

IIT
INVESTRUST
LIMITED

(194) (H5)

The entity informs
that it is in the
process of compiling the
information sought from
them and that the same
shall be provided at the
earliest. Accordingly, the letter
may please be filed
S-T 11-11
19/05/2017

May 18, 2017

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

We are in receipt of your letter No. JRMLC/PACL/NO/1754/2017 dated May 01, 2017. Vide your said letter you have directed the Company to furnish some information. We are in the process of compiling the same and shall submit to your office at the earliest.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For IIT INVESTRUST LIMITED

G Jeevanantham

G Jeevanantham
Director



CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105
Mail : iitinvestrust@iitigroup.com • Website : www.iitinvestrust.com

(193)
(H4)

Justice (Retd.) R. M. Lodha Committee

(in the matter of PACL Ltd.)

Ref. No.
JRMLC/PACL/NO/1754/2017

Dated
01.05.2017

To,
G Jeevanantham,
Director,
IIT Investment Limited,
Rajabhadur Mansion, 2nd Floor,
Bombay Samachar Marg,
Mumbai-400 001

*Please be
filed
ST M u
01/05/2017*

Dear Sir,

Sub: Your letter dated 25.04.2017 addressed to the Justice (retd.) R.M. Lodha Committee

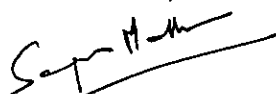
This is to state that the Committee is in receipt of your letter dated 25.04.2017 drawing reference to your previous letters dated 25.06.2016, 08.09.2016, 14.09.2016 and 10.10.2016 in respect of properties bearing MR Nos. 2548-14, 2546-14 and 2547-14.

In this regard, it is hereby informed that your aforementioned previous letters pertaining to the properties bearing MR Nos. 2548-14, 2546-14 and 2547-14 have been received by the Committee and the same are pending consideration by the Committee. It is further informed that before effecting any sale of the said properties the Committee would look into your objections.

Pending decision on the above, you are hereby requested to provide the following information:

- a) details of any property(ies) bought by your company from PACL Ltd or any of its associates;
- b) information as to whether at any point of time your company has been associated/related to PACL Ltd in any manner, including but not limited to shareholder, subsidiary, associate company;
- c) if any relation/association existed/exists as per (b) above, then the nature and duration of such association/relation;
- d) if any relation/association existed/exists as per (b) above, then any gain, pecuniary or otherwise, made by you owing to your relation/association with PACL Ltd and the quantum of such gain; and
- e) details of any financial dealing between your company and PACL Ltd or any of its associates viz., loans/advances provided or taken.

Yours sincerely,



For and on behalf of Nodal Officer cum Secretary to the Committee

631
③-26/04
AMCSM
S-T-M
26.04.2017



IIT
INVESTRUST
LIMITED

(H3)(192)

April 25, 2017

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok. Annexe Building. (Oudh Corridor).
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

Sub: Notice inviting Expression of Interest for Sale by Justice (Retd.) R.M. Lodha Committee (In the matter of PACL Ltd. and other connected matters) (M.R. No.2548-14)

Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculla (West), Mumbai 400 011, bearing M.R. No.2546-14 and 2547-14.

We hereby request you to kindly refer to our previous letters dated June 25, 2016, September 08, 2016, September 14, 2016 and October 10, 2016 sent to the Committee, whereby we had brought to your kind notice that above referred properties have been purchased by us from PACL Ltd in the year November, 2013 and PACL Ltd has no right title or interest in the said properties any more. More importantly, the consideration has been paid as per valuation reports reflecting the prevailing market prices at that time. We had also furnished you the copy of Purchase Agreement and Share Certificates of the said properties being issued by the Society.

We also would like to bring to your kind attention that to the best of our knowledge as on date of purchase of the said properties, there were no restraints on sale / purchase of the said properties under any law or any other prohibition.

We therefore hereby humbly pray that in light of above fact and in the interest of justice please delete the name of the property from the auction list.

We also request you to inform us if you require our personal attendance for our submission of necessary information, declaration, relevant documents with the Committee, we will be happy to explain and submit the relevant documents including our Purchase Agreements and Share Certificate in relation to the above referred property with respect to the captioned subject.

Thanking you.

Yours faithfully,

For **IIT INVESTRUST LIMITED**


G Jeevanantham
Director



CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105
Mail : iitinvestrust@iitlgroup.com • Website : www.iitinvestrust.com

(H2)(191)

Justice (Retd.) R. M. Lodha Committee
(in the matter of PACL Ltd.)

Ref. No.

Please be
filed
S-T-H
17/04/2017

Dated

JRMLC/PACL/NO - 1491 / 2017

07.04.2017

To,
Bipin Agarwal,
Director,
IIT Insurance Broking and Risk Management Private Limited,
Rajabhadur Mansion, 2nd Floor,
Bombay Samachar Marg,
Mumbai-400 001

Dear Sir,

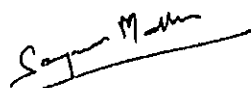
Sub: Your letter dated 05.04.2017 addressed to the Justice (retd.) R.M. Lodha Committee

This is to state that the Committee is in receipt of your letter dated 05.04.2017 whereby it has been informed to the Committee that a person by the name Ashok Jain, claiming to be acting on behalf of the Lodha Committee, had visited one of your flats for inspection along with an employee of PACL Ltd. In this regard, it is categorically stated that the Committee has not engaged any person to conduct inspections or make representations on its behalf.

It is further informed that the Committee vide its press release dated 03.04.2017, a copy of which is herewith attached, clarified that "(t)he committee has received complaints, whereby, it is learnt that certain individuals/associations are collecting money/cheques from individual misrepresenting authorisation from the Committee. It is clarified that the Committee has not authorised any person to collect any money/cheque in any manner whatsoever."

This is for your information.

Yours faithfully,



For Nodal Officer cum Secretary to the Committee



भारतीय प्रतिभूति और विनियम बोर्ड
Securities and Exchange Board of India

प्रेस विज्ञापित
PRESS RELEASE

संपर्क प्रभाग, सीडी भवन, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (पूर्व), मुंबई - 400 051
Communications Division, SEBI Bhavan, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051
दूरभाष: Tel: +91-22-26449900 ईमेल: emed@sebi.gov.in वेबसाइट: www.sebi.gov.in

PR No. 17/2017

Re: PUBLIC NOTICE IN THE MATTER OF PACL LTD.

It is brought to the notice of the General Public that in compliance of the order dated February 02, 2016 passed by the Hon'ble Supreme Court of India in Civil Appeal No.13394/2015 titled as **PACL Ltd. Vs Securities and Exchange Board of India** and other connected matters, a Committee has been constituted by SEBI under the Chairmanship of Justice (Retd.) R. M. Lodha, Former Chief Justice of India for disposing of the properties of the Company viz. PACL Ltd., so that the sale proceeds can be paid to the investors.

In compliance of the above mentioned order, the Committee vide public notices dated 27/08/2016 & 30/09/2016 invited Expression of Interest (EOI) from the public at large on the properties of PACL Ltd. Further, vide public notice dated 27/11/2016, the investors were informed that the process of auction is underway in terms of the said notice dated 27/11/2016.

The Public at large is further made aware that in terms of the above mentioned order dated February 02, 2016 passed by the Hon'ble Supreme Court of India, only the Committee is authorised to sell the properties of PACL Ltd. or properties wherein PACL Ltd. has interest/rights therein directly or indirectly.

The committee has received complaints, whereby, it is learnt that certain individuals/associations are collecting money/cheques from individual misrepresenting authorisation from the Committee. It is clarified that the Committee has not authorised any person to collect any money/cheque in any manner whatsoever.

In view of the above, the Public is once again cautioned against buying/dealing with any properties wherein PACL Ltd. or any of its associates/subsidiaries have any interest/rights, directly or indirectly. The public at large are requested to rely only on the public notices and press release published by the committee, which are available on the website: www.sebi.gov.in and website: www.auctionpACL.com.

Mumbai

April 03, 2017



(11) (189)
IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED

April 05, 2017

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

**Sub: Notice inviting Expression of Interest for Sale by Justice (Retd.) R.M. Lodha Committee
(In the matter of PACL Ltd. and other connected matters) (M.R. No.2548-14)**

**Flat No. 702, 7th Floor, Shanta Shivam Co-operative Housing Society Limited, 8,
Babulnath Road, Mumbai 400 007**

Please refer to our letters dated June 25, 2016, September 08, 2016, September 14, 2016 and October 10, 2016 sent to you in connection with the above mentioned subject. Till date we have not received any communication from your office.

We reiterate that in case if you require our personal attendance, we will be happy to explain and submit the relevant documents and Agreements in relation to the above subject.

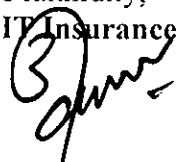
In the interim, we bring to your kind attention that one person by the name Mr. Ashok Jain (Mobile No.: 9001565555) claiming to be visiting on behalf of the Lodha Committee / SEBI visited the flat on April 04, 2017 for inspection, along with an employee of PACL.

After their departure and probing by our seniors, we came to understand that he was not connected with the Lodha Committee / SEBI.

This is for your information

Thanking you,

Yours faithfully,
For IIT Insurance Broking and Risk Management Private Limited


Bipin Agarwal
Director

Received
earliest @ 10/10/16
TOMLO
Kedar
14/10
As discussed



(100) (110) 154
IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED

October 10, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

Notice inviting Expression of Interest for Sale
by
Justice (Retd.) R.M. Lodha Committee
(In the matter of PACL Ltd. and other connected matters)

This has reference to the advertisement in Times of India dated September 30, 2016 on the captioned subject. With regard to the same, we bring to your kind attention that vide our letters dated June 25, 2016, September 08, 2016 and September 14, 2016, we had informed the Hon'ble Committee that Property situated at Flat No. 702, 7th Floor, Shivam building, 8, Babulnath Road, Mumbai 400 007, bearing M.R. No.2548-14 has been purchased by our Company from PACL Limited and PACL has no right, title or interest in the said property any more.

We bring to your kind notice that Mr. Kedar of your office had telephonically informed us on September 14, 2016 to incorporate the M.R. No. of our property as mentioned in the auction list and thereafter submit the revised letter to the Committee. As per his instructions, we had carried out the same and forwarded the revised letter to the Committee.

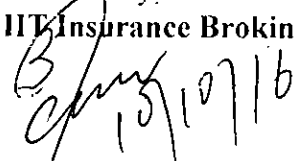
Along with our letters June 25, 2016 and September 08, 2016, we had also furnished copies of the Sale Deed and Share Certificate of the said property for your perusal.

We request you to delete the name of the property from the auction list. In case if any other information is required we would be glad to furnish the same. Also an opportunity may be given for personal hearing in the matter if required.

Thanking you,

Yours faithfully,

For **IIT Insurance Broking and Risk Management Private Limited**


Bipin Agarwal
Director

Receiving
early
@ 10/10

Aym (AY)
BML (Kedar)



IIT
INVESTRUST
LIMITED

(+91) (187)

October 10, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

Notice inviting Expression of Interest for Sale
by
Justice (Retd.) R.M. Lodha Committee
(In the matter of PACL Ltd. and other connected matters)

This has reference to the advertisement in Times of India dated September 30, 2016 on the captioned subject. With regard to the same, we bring to your kind attention that vide our letters dated June 25, 2016, September 08, 2016 and September 14, 2016, we had informed the Hon'ble Committee that Properties situated at Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculla (West), Mumbai 400 011, bearing M.R. No.2546-14 and 2547-14 have been purchased by our Company from PACL Limited and PACL has no right, title or interest in the said properties any more.

We bring to your kind notice that Mr. Kedar of your office had telephonically informed us on September 14, 2016 to incorporate the M.R. No. of our properties as mentioned in the auction list and thereafter submit the revised letter to the Committee. As per his instructions, we had carried out the same and forwarded the revised letter to the Committee.

Along with our letters June 25, 2016 and September 08, 2016, we had also furnished copies of the Sale Deed and Share Certificates of the said properties for your perusal.

We request you to delete the name of the property from the auction list. In case if any other information is required we would be glad to furnish the same. Also an opportunity may be given for personal hearing in the matter if required.

Thanking you.

Yours faithfully,
For Investrust Limited


G Jeevanantham
Director

CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105
Mail : iitinvestrust@iitlgroup.com • Website : www.iitinvestrust.com

Received
12/10
AMT (AN)
Kedar
12/10
Pl. discuss



IIT (100) 45 (186)
INVESTRUST
LIMITED

October 10, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

Notice inviting Expression of Interest for Sale
by
Justice (Retd.) R.M. Lodha Committee
(In the matter of PACL Ltd. and other connected matters)

This has reference to the advertisement in Times of India dated September 30, 2016 on the captioned subject. With regard to the same, we bring to your kind attention that vide our letters dated June 25, 2016, September 08, 2016 and September 14, 2016, we had informed the Hon'ble Committee that Properties situated at Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculla (West), Mumbai 400 011, bearing M.R. No.2546-14 and 2547-14 have been purchased by our Company from PACL Limited and PACL has no right, title or interest in the said properties any more.

We bring to your kind notice that Mr. Kedar of your office had telephonically informed us on September 14, 2016 to incorporate the M.R. No. of our properties as mentioned in the auction list and thereafter submit the revised letter to the Committee. As per his instructions, we had carried out the same and forwarded the revised letter to the Committee.

Along with our letters June 25, 2016 and September 08, 2016, we had also furnished copies of the Sale Deed and Share Certificates of the said properties for your perusal.

We request you to delete the name of the property from the auction list. In case if any other information is required we would be glad to furnish the same. Also an opportunity may be given for personal hearing in the matter if required.

Thanking you.

Yours faithfully,
For Investrust Limited


G Jeevanantham
Director

CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105
Mail : iitinvestrust@iitlgroup.com • Website : www.iitinvestrust.com

Revised
earlier (24/10/16)
10/10/16
M. (Kedar)



(107)(185)
IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED

October 10, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

**Notice inviting Expression of Interest for Sale
by
Justice (Retd.) R.M. Lodha Committee
(In the matter of PACL Ltd. and other connected matters)**

This has reference to the advertisement in Times of India dated September 30, 2016 on the captioned subject. With regard to the same, we bring to your kind attention that vide our letters dated June 25, 2016, September 08, 2016 and September 14, 2016, we had informed the Hon'ble Committee that Property situated at Flat No. 702, 7th Floor, Shivam building, 8, Babulnath Road, Mumbai 400 007, bearing M.R. No.2548-14 has been purchased by our Company from PACL Limited and PACL has no right, title or interest in the said property any more.

We bring to your kind notice that Mr. Kedar of your office had telephonically informed us on September 14, 2016 to incorporate the M.R. No. of our property as mentioned in the auction list and thereafter submit the revised letter to the Committee. As per his instructions, we had carried out the same and forwarded the revised letter to the Committee.

Along with our letters June 25, 2016 and September 08, 2016, we had also furnished copies of the Sale Deed and Share Certificate of the said property for your perusal.

We request you to delete the name of the property from the auction list. In case if any other information is required we would be glad to furnish the same. Also an opportunity may be given for personal hearing in the matter if required.

Thanking you,

Yours faithfully,
For IIT Insurance Broking and Risk Management Private Limited

Bipin Agarwal
Bipin Agarwal
Director

3/23
10/10
AGM (AN)
~~AGM (SM)~~
Smt. M. M.
10/10/2016



(184)
IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED

September 14, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

This has reference to the "NOTICE INVITING EXPRESSION OF INTEREST FOR SALE" given by Justice (Retd.) R.M. Lodha Committee (in the matter of PACL Ltd and other connected appeals) which has recently been uploaded on the website - <http://www.sebi.gov.in>

Upon perusal of the properties listed for auction in the said Notice inviting Expression of Interest, it is observed that Flat No. 702, 7th Floor, Shanta Shivam Co-operative Housing Society Limited, 8, Babulnath Road, Mumbai 400 007 also has been included in the said list. (M.R. No.2548-14).

We bring to your kind attention that sometime around mid-June 2016, Officials of UTISL had visited the above-referred property and intimated orally to the occupants, that the said property has been identified, (in compliance with the Supreme Court Order) and will be sold and the proceeds remitted to the investors of PACL.

Upon learning the same from the Officers, the Company had sent a letter dated June 25, 2016 (copy enclosed) to the said Committee informing them that this property has been purchased by us from PACL Ltd and PACL Ltd has no right title or interest in the said properties any more. More importantly, the consideration has been paid as per valuation reports reflecting the prevailing market prices at that time. Therefore, PACL Limited having received proper consideration for the flat at that time, it fails to reason why this flat is being proposed to be sold to generate funds for their investors, when PACL Limited does not even own the flat and has already received consideration against them. There could be no dispute in this regard as the Co-operative Society has also admitted the Company as member and have issued Share Certificate accordingly.

We once again enclose a copy of the said letter, proof of dispatch to the Committee as well as copies of the Sale Deed and Share Certificate for your ready reference.

We therefore request you to kindly delete the name of the properties from the auction list. We remain confident that if any other information, clarification, documents is required, you will give us an opportunity to submit the same and also give us an opportunity of personal hearing before taking any steps adverse to the interest of our company.

This letter is being submitted in furtherance to our letter dated September 08, 2016 and the telephonic conversation we had with Mr. Kedar of your office on September 14, 2016. As instructed we have mentioned the M.R. No. against said property.

Thanking you,

Yours faithfully,

For IIT Insurance Broking and Risk Management Private Limited

Bipin Agarwal
Director

CIN No. U67190MH2008PTC187076

Direct Insurance Broker IRDA License Code No. DB-430/09 Valid upto October 19, 2018

Registered Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001

Tel. : +91-22-43250100, Fax : +91-22-2265 1105

E-mail : infomumbai@iitinsurance.com, Web. : www.iitinsurance.com

15/9

Amr (AM)
15/9/16

Amr (KH)
15/9/16



IITL GROUP

(183)
(405)
IIT
INVESTRUST
LIMITED

58

September 14, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

This has reference to the "NOTICE INVITING EXPRESSION OF INTEREST FOR SALE" given by Justice (Retd.) R.M. Lodha Committee (in the matter of PACL Ltd and other connected appeals) which has recently been uploaded on the website - <http://www.sebi.gov.in>

Upon perusal of the properties listed for auction in the said Notice inviting Expression of Interest, it is observed that Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculla (West), Mumbai 400 011 also have been included in the said list. (M.R. No. 2546-14 and 2547-14)

We bring to your kind attention that sometime around mid-June 2016, Officials of UTISL had visited the above-referred properties and intimated orally to the occupants, that the said properties have been identified, (in compliance with the Supreme Court Order) and will be sold and the proceeds remitted to the investors of PACL.

Upon learning the same from the Officers, the Company had sent a letter dated June 25, 2016 (copy enclosed) to the said Committee informing them that these properties have been purchased by us from PACL Ltd and PACL Ltd has no right title or interest in the said properties any more. More importantly, the consideration has been paid as per valuation reports reflecting the prevailing market prices at that time. Therefore, PACL Limited having received proper consideration for the flats at that time, it fails to reason why these flats are being proposed to be sold to generate funds for their investors, when PACL Limited does not even own the flats and has already received consideration against them. There could be no dispute in this regard as the Co-operative Society has also admitted the Company as member and have issued Share Certificates accordingly.

We once again enclose a copy of the said letter, proof of dispatch to the Committee as well as copies of the Sale Deed and Share Certificates for your ready reference.

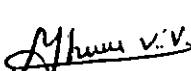
We therefore request you to kindly delete the name of the properties from the auction list. We remain confident that if any other information, clarification, documents is required, you will give us an opportunity to submit the same and also give us an opportunity of personal hearing before taking any steps adverse to the interest of our company.

This letter is being submitted in furtherance to our letter dated September 08, 2016 and the telephonic conversation we had with Mr. Kedar of your office on September 14, 2016. As instructed we have mentioned the M.R. No. against said properties.

Thanking you,

Yours faithfully,

For IIT Investrust Limited


Vinod V. Mashru
Director

CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.

Tei.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105

Mail : iitinvestrust@iitlgroup.com • Website : www.iitinvestrust.com

Add in the disputed
category list.

24/9/16
25/9/16
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1101A
1101A



IIT
INVESTRUST
LIMITED

(182) (104)

September 08, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

This has reference to the "NOTICE INVITING EXPRESSION OF INTEREST FOR SALE" given by Justice (Retd.) R.M. Lodha Committee (in the matter of PACL Ltd and other connected appeals) which has recently been uploaded on the website - <http://www.sebi.gov.in>

Upon perusal of the properties listed for auction in the said Notice inviting Expression of Interest, it is observed that Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculla (West), Mumbai 400 011 also have been included in the said list.

We bring to your kind attention that sometime around mid-June 2016, Officials of UTISL had visited the above-referred properties and intimated orally to the occupants, that the said properties have been identified, (in compliance with the Supreme Court Order) and will be sold and the proceeds remitted to the investors of PACL.

Upon learning the same from the Officers, the Company had sent a letter dated June 25, 2016 (copy enclosed) to the said Committee informing them that these properties have been purchased by us from PACL Ltd and PACL Ltd has no right title or interest in the said properties any more. More importantly, the consideration has been paid as per valuation reports reflecting the prevailing market prices at that time. Therefore, PACL Limited having received proper consideration for the flats at that time, it fails to reason why these flats are being proposed to be sold to generate funds for their investors, when PACL Limited does not even own the flats and has already received consideration against them. There could be no dispute in this regard as the Co-operative Society has also admitted the Company as member and have issued Share Certificates accordingly.

We once again enclose a copy of the said letter, proof of dispatch to the Committee as well as copies of the Sale Deed and Share Certificates for your ready reference.

We therefore request you to kindly delete the name of the properties from the auction list. We remain confident that if any other information, clarification, documents is required, you will give us an opportunity to submit the same and also give us an opportunity of personal hearing before taking any steps adverse to the interest of our company.

Thanking you,

Yours faithfully,
For IIT Investrust Limited

G. Jeevanantham
Director

Encl: A/a

CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105
Mail : iitinvestrust@iitgroup.com • Website : www.iitinvestrust.com



(181)
(103)

IIT
INVESTRUST
LIMITED

June 25, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Respected Sir,

Sub: **ENQUIRY BY THE OFFICERS OF UTI INFRASTRUCTURE TECHNOLOGY AND SERVICES LTD.
WITH RESPECT TO OUR COMPANY'S PREMISES ON 11.06.2016**

This has reference to the visit by few officers from UTI Infrastructure Technology and Services Ltd., on June 11, 2016 at the residential premises owned by our Company, being Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculia (West), Mumbai 400 011.

These officers informed that their visit was in compliance of directions of a Committee chaired by your good self, to visit the apartment and ascertain its saleability for raising funds to repay the investors of M/s PACL Ltd. in compliance with court orders.

Sir, PACL Ltd. has no right, title or interest in this premises as it has been purchased by our Company vide Deed of Transfer dated November 15, 2013, duly registered as per law. Copy of the registered sale deed evidencing the sale is enclosed for your kind perusal as ANNEXURE - A. At the time of purchasing this apartment, our company had tendered consideration of Rs. 4,50,00,000 (Rupees four crores and fifty lakhs only), after getting a valuation carried out by an independent valuer. Copy of the valuation report is enclosed herewith for your kind consideration as ANNEXURE B.

We hope this clarifies any doubts in the matter. In case the officers of UTI Infrastructure Technology and Services Ltd. or the Committee members require any further clarifications, the undersigned may be contacted.

Thanking you,

Yours sincerely,
For IIT Investrust Limited

G. Jeevantham
Director



Encl: A/a

CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105

Mail : iitinvestrust@iitigroup.com • Website : www.iitinvestrust.com

402) (80)

SP BAZARGATE FO <400001>

EF1934740796IN

Counter No:1, CP-Code:AAT

To:R M LODHA RETD,

CHANNAYAPURI, PIN:110021

From:JIT-INSURANCE BROKING, MUMBAI

Wt:205grams, Investbuyt.

Amt:92.00 ,27/06/2016 ,15:13

Taxes:Rs.12.00<Track on www.indiapost.gov



dit



06/02/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

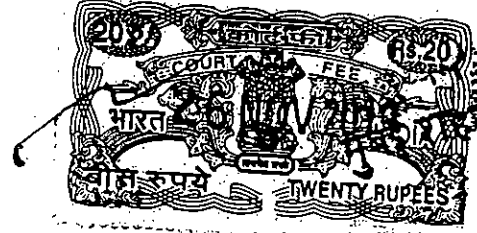
दस्त क्रमांक : 7908/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) भायखळा

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 45000000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 18642000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

नववक
क्र. ३

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 1101 आणि 1101 ए, 11 वा मजला, लोखंडवाला गॅलेक्सी बिल्डींग, लोखंडवाला गॅलेक्सी को ऑप ही सो लि, एन.एम. जोशी मार्ग, भायखळा पूर्व, मुंबई 400011. सोबत 1 कारपार्किंग स्पेस. फ्लॅटचे क्षेत्रफळ 1247 आणि 324 चौ.फूट ((C.T.S. Number : 1952 ;))

- (5) क्षेत्रफळ 1) 0 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- पी.ए.सी.एल. लिमिटेड तर्फे अशो सिग्रेटरी परमजीत सिंग . कांडा वय:-46; पत्ता:- प्लॉट नं: .. माळा नं: 7 वा मजला, इमारतीचे नाव: गोपाळदास भवन, ब्लॉक नं: न्यू दिल्ली, रोड नं: 28 वारखंबा रोड, दिल्ली, सेंट्रल दिल्ली. पिन कोड:-110001 पॅन नं:- AAACP4032A

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- आय.आय.टी. इन्व्हेस्ट्रुस्ट लिमिटेड तर्फे संचालक भागचंद . महेश्वरी वय:-54; पत्ता:- प्लॉट नं: .. माळा नं: 2 वा मजला, इमारतीचे नाव: राजावाहादुर मॅशन, ब्लॉक नं: फोर्ट, रोड नं: 28 वॉम्बे समाचार मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAACI1080R

- (9) दस्तऐवज करून दिल्याचा दिनांक 15/11/2013

- (10) दस्त नोंदणी केल्याचा दिनांक 20/11/2013

- (11) अनुक्रमांक, खंड व पृष्ठ 7908/2013

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2250000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

- (14) शेरा

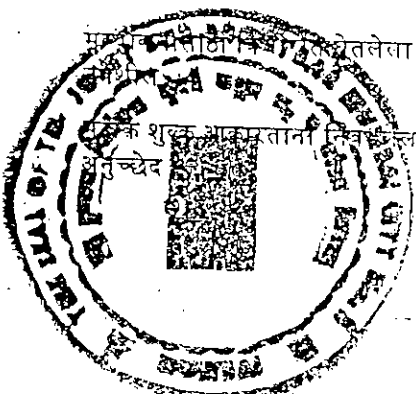
खरी प्रत
नक्कल तपासली
नक्कल केली

श्री/श्रीमती श्री. ग. ग. ग.
याना त्यांचे ता. ०१/११/१३ च्या अर्जानुसार
क्र. १२० नक्कल दिली तारीख ०६/१२/१३

काळीस ०६/१२/१३
लिपिक

सह दुय्यम निबंधक मुंबई शहर क्र. २

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

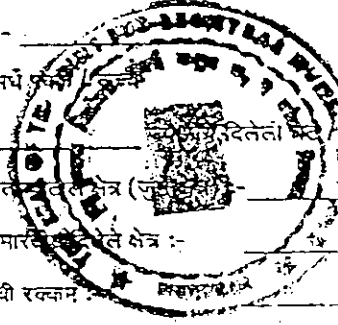




महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१०

१. दस्ताचा प्रकार :- करारनामा अनुबोध क्रमांक
२. सादरकर्त्याचे नाव :- आय आय डी इन्वेस्टमेंट्स सी
३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
४. गावचे नाव :- २१२२६६
५. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भुखंड क्रमांक :- १८५२
६. मूल्य दर विभाग (झोन) :- ८ उपविभाग ७६
७. निष्कृतीचा प्रकार :- सुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर :- ११३०००
८. दस्तात नमुद केलेल्या निष्कृतीचे क्षेत्रफळ :- १२४०/३३२ मी. / मीट अप चौ. मी. / फूट
९. कारणांक :- १ गच्ची :- पोटाळा :-
१०. मजाला क्रमांक :- ११ वा
११. बांधकाम वर्ष :- पसारा :-
१२. बांधकामाचा प्रकार :- आवासीय / इतर पक्को / अर्धे पक्के
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :-
१४. भाडेकरू व्याप्त निष्कृत असल्यास :- १. त्याच्या तक्त्यातील क्षेत्र (एकूट) :-
२. नवीन इमारत क्षेत्र :-
३. भाड्याची रक्कम :-
१५. लिट्ट अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी २. अनामत रक्कम / आगवू भाडे :-
१६. निर्धारित केलेले बाजारमूल्य :- ७००६९७८ १८६४२०००/-
१७. दस्तामध्ये नोंदविलेली मोबदला :- २०१३ ४५०,००,०००/-
१८. देय मुद्रांक शुल्क :- २२५००००/- भरलेले मुद्रांक शुल्क :- २२५००००/-
१९. देय नोंदणी फी :- ३००००/-



२. कायदाधीन :- २
२०१३

दिनांक

सह दुय्यम निदेशक

(173)



Ward - 2
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CHAI AN
MTR Form Number-8

(99) (172)

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Department	Inspector General Of Registration				Payer Details			
Type of Payment	Registration Fee				TAX ID (If Any)			
	Ordinary Collections IGR				PAN No. (If Applicable)		AAAC1080R	
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2				Full Name		IIT INVESTPUSHT LIMITED	
Location	MUMBAI				Flat/Block No.		CTS NO 1952	
2013-2014 One Time				Premises/Building				
Account Head Details		Amount in Rs.		Road/Street		AREA 998 SQ FT		
00000001 Amount of Tax		30000.00		Area/Locality		BYCULLA		
				Town/City/District				
				PIN		4 0 0 0 1 1		
				Remarks (If Any)				
				PAN2=AAACP4032A-PN=PACL LIMITED-CA=				
				45000000				
				Amount in Words				
Total		30000.00		Thousand Only				
Payment Details				BANK OF MAHARASHTRA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
		Bank CIN		REF No.		127202734		
Cheque/DD No				Date		07/11/2013-12:33:50		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Mobile No. : Not Available

6206/3/80
2083

CHALLAN
MTR Form Number-3

GRN		MH 000 672237 201314M		BARCODE		Date 07/11/2013-10:31:51		Form ID 25.1	
Department Inspector General Of Registration				Payer Details					
Type of Registration Fees				TAX ID (If Any)					
Payment				PAN No.(If Applicable)		AAAC1080R			
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2				Full Name		IIT INVESTRUST LIMITED			
Location MUMBAI				Flat/Block no.		CTS NO 1952			
Year 2013-2014 One Time				Premises/Bldg					
Account Head Details		Amount In Rs.		Road/Street		AREA 998 SQ FT			
0030083301 Amount of Tax		30000.00		Area/Locality		BYCULLA			
				Town/City/District					
				PIN		4 0 0 0 1 1			
				REMARKS PAN2=AAACP4032A-PN=PACL LIMITED-CA=450000000					
				(If Any)					
				Make payment at any of the listed branches * of					
				BANK OF MAHARASHTRA					
				handling Government of Maharashtra Business					
				Before 14/11/2013					
Total		30000.00							
Amount In Words		Thirty Thousand Rupees Only							
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		REF No.					
Cheque/DD No.		Date		BANK OF MAHARASHTRA					
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch		Scroll No.		07 NOV 2013					

Mobile No.: Not Available

60000/-
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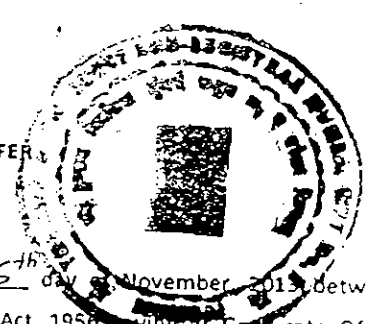
(170) (98)

वर्ग - २
६०८/५/२८
२०१३

उभय मुद्रांक फ्रीफॉर्म अल्ट्रा लायलेट लम्ब
खाली तणसले व एस. एन. एस. / संकेपीत
माधिकृत आधिकार्याशी दुष्पनीवरून संपर्क साधुन
पेळ नरोबर आढळुन आली

सह दुष्पनीवरून संपर्क साधुन
१३/११/१३

DEED OF TRANSFER



THIS DEED OF TRANSFER is made at Mumbai this 15 day of November, 2013, between **ACT Limited**, a company incorporated under the Companies Act, 1956, having its Corporate Office at 7th Floor, Gopaldas Bhawan, 28 Barakhamba Road, New Delhi - 110 001 hereinafter referred to as "THE TRANSFEROR" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the ONE PART:

And

IIT Investtrust Limited, a Company incorporated under the Companies Act 1956 having its Registered Office at Rajabhadur Mansion, 2nd Floor, 28 Bombay Samachar Marg, Fort, Mumbai 400 001 hereinafter referred to as "THE TRANSFEREE" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the OTHER PART.

ACT SHAREHOLDING LTD.

CHANDRA VAIDYA

General Manager, Mumbai City

INDIA



167404
NOV 12 2013
R-22500001-P86602
14:27
MAHARASHTRA

(169)

Nature of Document	
Registration Details	
Registrable/Non Registrable If Registrable Name of S.R.O. (MVA-1)	
City: 322407	
BY: 1552	
Stamp Duty Amount: 4,50,000.00	
Stamp Payee's Name: IIT INVESTMENT LTD	
If through Name & Address:	
Stamp Duty Amount: 21,50,000.00	
Authorized Person's Signature & Seal: P. SHARMA	
Authorized Signatory: (PRASHANT VAID)	

600 E/R
2053

322407
1552
4,50,000.00
IIT INVESTMENT LTD
P. SHARMA
(PRASHANT VAID)
Authorized Signatory

Token No: 562

Document Type : REGISTERED

Nature Of Document : Property Document

ROI SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP
Rotunda Bldg., Gr. Flr., Ambalal Doshi Marg,
Fort, Mumbai - 400 001. Tel. 2272 3252, 2272 2253
License no. : D-5/STP(V)/C.R.12/2004/1192-94 / 04
License no. : D-5/STP(V)/C.R.1002/02/05/389 to 391
License no. : D-5/STP(V)/C.R.1002/03/06/96A-967
License no. : D-5/STP(V)/C.R.1002/04/07/101T-14/2007

Receipt No. : 484303 Date : 12/11/2013

Pay to : ROI SHAREHOLDING LTD.

Total No. of Documents: 1
Franking Value : Rs. 2,250,000.00
Service Chg @ Rs. 10 per Doc: Rs. .00
Total : Rs. 2,250,000.00

Name of the stamp duty paying party :
IIT INVESTMENT LTD.

Payment Mode : A/c Transfer

Drawn on Bank : AXIS BANK Trf: 2,250,000.00

Tran (For Office Use Only)

Franking Sr. No.

(Signature)

(Franking Value x Number of Documents)

2250000 X 1

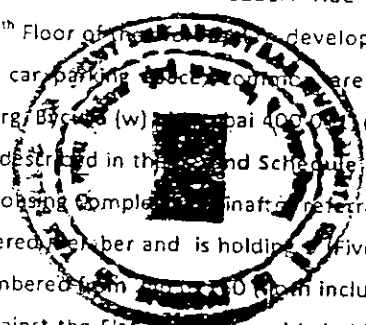
ROI SHAREHOLDING LTD.
DELIVERED FRANKED DOCUMENTS



600/6/2
3033

WHEREAS:

1. Land situated at C.S. no. 1952 at Byculla, more particularly known as Kabura puda situated at N.M. Joshi Marg, Byculla (w), Mumbai - 400 011 ~~admeasuring about 3766.75 sq.mtrs.~~ more particularly described in the First Schedule hereunder is owned by BMC. upon which there were 5 buildings accommodating therein 118 residential tenants and 38 commercial tenants and was known as Laxmi Niwas (hereinafter referred to as the 'said Property'). The tenants of Laxmi Niwas organized and formed themselves into a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960, under the name of Laxmi Niwas Co-operative Housing Society having registration no. BOM/W/HSG(TC)/7964 of 1996-97 on 30/1/1997.
2. Thereafter, upon the BMC's approval, the aforementioned land and the property thereon was re-developed in pursuance of a tripartite agreement dated 24th April, 1997 entered into between the then Jt. Municipal Commissioner/Dy. Municipal Commissioner, the tenants of the aforementioned society and the developer, namely, Saikrupa Builders and Developers Pvt. Ltd (hereinafter referred to as 'the Developer'). The tripartite agreement provided for the accommodation of the then tenants in the re-developed property with rights given to the developer to sell the remaining units/Flat in the property in the open market. Further, the BMC, vide resolution no. 569 dated 16th July, 2002 granted separate leases for rehabilitation building and the sale building in respect of the development of the project of Laxmi Niwas for a period of 60 years which may be renewed or continued afresh on the terms and conditions as may be decided as per the prevailing rules and regulations and circumstances.
3. The Developer has re-developed the said Property in accordance with the plans approved by the BMC and constructed thereon a building known as Lokhandwala Galaxy comprising of podium and stilt and 18 upper floors on the land described in Part II of the First Schedule, which forms part of total land described in Part I of the First Schedule.
4. The Transferor purchased two flats bearing flat nos. 1101 and 1101A vide 2 separate Agreements, both dated April 16, 2005 on the 11th Floor of the re-developed building known as Lokhandwala Galaxy together with car parking space, common area, common facilities, situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (w), Mumbai 400 022 (hereinafter referred to as 'the said Flats'), more particularly described in the Second Schedule hereto. The said Flats are a part of the Lokhandwala Galaxy Housing Complex (hereinafter referred to as the 'said Society') of which the Transferor is a registered member and is holding 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 250 to 254 (both inclusive) as per Share Certificate No. 50 issued by the Society against the Flat No. 1101 and is holding 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) as per Share Certificate No. 51 issued by the Society against the Flat No. 1101A (hereinafter called "the said Shares") and is entitled to the beneficial right, title and interest into and over the said Flats.
5. The Transferor is seized and possessed or otherwise well and sufficiently entitled to the said Flats.
6. The Transferor is entitled to sell, transfer, convey and assign all its right, title and beneficial interest in the said Flats alongwith the said Shares. In furtherance of negotiations between the Transferor and the Transferee, the Transferor has agreed to sell/transfer and the Transferee has agreed to purchase, the said Flats on the terms and conditions contained herein.



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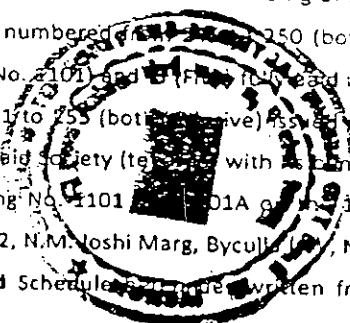
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7. The Transferor has agreed to sell and transfer to the Transferee, and the Transferee has agreed to purchase and acquire all right, title and interest of the Transferor in the said share certificate Nos. 50 and 51 and in Flat Nos. 1101 and 1101A on the 11th Floor of Lokhandwala Galaxy building situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (W), Mumbai 400 011 for a sum of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lacs Only) on the terms and conditions hereinafter contained.
8. The Transferor has obtained the consent of the said Society for the transfer of the said Shares and said Flats in favour of the Transferee. In this connection, the said Society has by its letter dated November 12, 2013 (a copy whereof is hereto annexed and marked as Annexure) granted its No Objection to the Transferor for the sale and transfer of the said Flats in favour of the Transferee.
9. The Transferee has paid to the Transferor consideration amount of Rs.4,45,50,000/- (net after TDS) by way of Cheque no.138461 dated 08.10.2013 for Rs. 4,45,50,000/- drawn on Axis Bank Limited.

Both, the Transferor and Transferee are also referred to individually as 'Party' and collectively as 'Parties'.

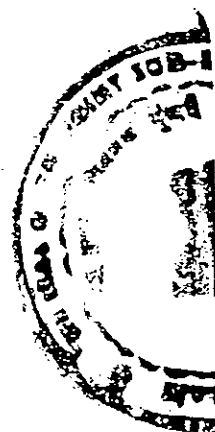
NOW THIS DEED WITNESSETH AND ITS IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. In pursuance of the negotiations between the Parties and in consideration of Rs. 4,45,50,000/- (net after TDS) paid by the Transferee to the Transferor by way of Cheque no.138461 dated 08.10.2013 for Rs. 4,45,50,000/- drawn on Axis Bank Limited being the full and final consideration received by the Transferor before the execution of these presents (the payment and receipt whereof the transferor doth hereby admit and acknowledge), the Transferor doth hereby grant, convey, assign and transfer unto the Transferee the said Flats with the fixtures and fittings thereon alongwith all the Transferor's right, title and interest in its shareholding of 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) issued under Share Certificate No. 50 (towards Flat No. 1101) and 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) issued under Share Certificate No. 51 (towards Flat No. 1101A) of the said Society (together with all beneficial right, title and interest into and over the said Flat, bearing No. 1101 and 1101A of the 11th Floor of Lokhandwala Galaxy building situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (W), Mumbai 400 011 and more particularly described in the Second Schedule hereof, written free from all encumbrances and reasonable doubts.
2. The Transferor shall immediately upon the execution hereof handover quiet, vacant and peaceful possession of the said Flats to the Transferee as the absolute owner thereof. In addition thereto, upon the execution hereof handover to the Transferee the original share certificates and Articles of Agreements dated 16th April, 2005 together with antecedent documents, if any, available with the Transferor.
3. The Transferor hereby represents, declares and covenants that -
 - (a) The aforementioned Articles of Agreements dated 16th April, 2005, are valid and in subsistence as on the date of execution hereof and the same have not been terminated under the proviso to clause 9 thereof.



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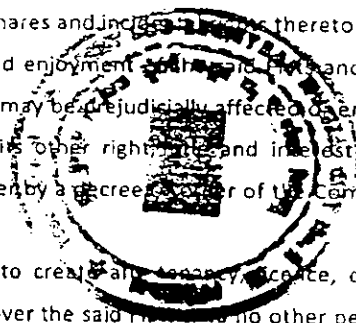
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- (b) the said Flats are owned by the Transferor and the same are in the name of the Transferor in the books and all other records of the said Society and the said Flats are free from all attachments, liens, charges, mortgages and encumbrances and no income tax proceedings are pending against the Transferor and/or no notice under rule 2 of the second schedule to the Income Tax Act, 1961 has been received by the Transferor and in the event of any claim in respect of any encumbrance, mortgage etc. and/or claim of income tax dues, the Transferor shall indemnify and always keep the Transferee indemnified against any such claim, demand or loss.
- (c) the Transferor has good right, full power and absolute authority to sell the said Flats and there is no impediment or restraint or injunction against the Transferor from being able to do so;
- (d) the Transferor is in exclusive occupation and possession of the said Flats and except the Transferor, no other person(s) has(ve) any right, title, interest, claim or demand of any nature whatsoever upon the said Flats;
- (e) The Transferor has paid all charges, dues and other expenses on the said Flats and there are no outstanding amounts or arrears payable to the said Society in respect of Municipal taxes, the outgoings of the said Society, electricity bills and any other charges in respect of the said Flats. Further, the Transferor does not owe any liability towards any costs, charges or expenses whatsoever in respect of the said Flats to any government authority or any other person;
- (f) the said Flats are free from all litigations and disputes;
- (g) Notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons lawfully or equitable claiming by, from, through, or in trust for the Transferor, the Transferor has full power and absolute authority in its own right to transfer the said Flats and to relinquish and transfer all its rights, title and interest therein in favour of the Transferee;
- (h) Neither the Transferor nor any one on its behalf has committed or omitted to do, any act, deed, matter or thing whereby its holding of the said shares and interest therein including the right to peaceful use, occupation, ownership and enjoyment of the said Flats and other rights and benefits in respect thereof, may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and its other rights, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise.
- (i) The Transferor has not created or purported to create any mortgage, charge, lease, mortgage, lien or any kind of third party rights over the said Flats and no other person or party have any right, title or interest, claim or demand in, to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances;
- (j) The Transferee shall upon the execution hereof and receipt of possession as hereinabove mentioned, be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said Flats together with all the deposits and any other amount (if any) lying to the credit of the Transferor in the said Society's account as on the date of this Deed, for unto and to the use and benefit of the Transferee without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Transferor or any person or persons claiming through, under or in trust for the Transferor;



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- (k) The Transferor has duly complied with and observed all the Rules, Regulations and By-laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and By-laws of the said Society nor are there any actions or proceedings against the Transferor instituted by the said Society or any member of the said Society in respect of the said Flats including any notice or action for expulsion or termination of the Transferor as the member of the said Society;
- (l) The Transferor has not received any notice of acquisition or requisition of the said flats and/or the said shares.

The Transferee has purchased the said Flats based on the representations, declarations and covenants of the Transferor.

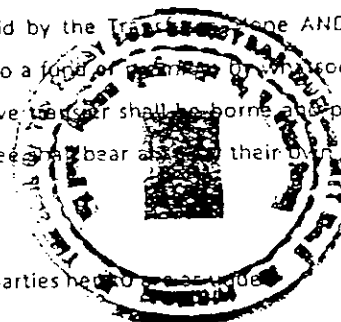
The Transferor shall do all such further acts, deeds, matters and things and execute all such further writings as may be necessary to give effect to the provisions of these presents and to effect the sale and transfer of the said Flats in favour of the Transferee as may be necessary.

4. The Transferor hereby indemnifies the Transferee and/or its successors/assignees in title against all loss, damages, cost and expenses which may be suffered by the Transferee from the Society, Municipal Corporation of Greater Mumbai or any other authority in respect of the said Flats on account of any claim for the period prior to the execution hereof, and the Transferor shall reimburse the Transferee and/or its successors and/or its assignees in title for the same.

5. All costs, charges and expenses, if any, incidental to this Deed including society charges, stamp duty and registration charges shall be borne and paid by the Transferee alone AND THAT all transfer fees and / or donation and / or contribution to a fund or otherwise of whatever name called, if any, payable to the said Society for the above transfer shall be borne and paid by the Transferee alone and the Transferor and the Transferee shall bear all their own Solicitors / Advocates professional costs and fees.

6. The Income Tax Permanent Account Numbers of the parties hereto are as follows:

- | | |
|--|--------------|
| 1. Transferor – PACL Limited | - AAACP4032A |
| 2. Transferee – IIT Investrust Limited | - AAACI1080R |



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FIRST SCHEDULE

PART I

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All that piece and parcel of land ground of plot situated, lying and being in City Survey No. 1952 of Byculla, more particularly known as Kabutarpada situated at N.M. Joshi Marg, Byculla (w), Mumbai - 400 011 admeasuring about 3766.75 sq.mtrs. or thereabouts or more and bounded as follows:-

- On or towards the North by :- Keshwarao Khade Marg
- On or towards the South by :- Partly by Maruti Lane and Partly by Mayekar Building
- On or towards the East by :- N.M. Joshi Marg
- On or towards the West by :- Partly by Jai Amba Building and Partly by Indian Hotel Company Staff Quarters (Taj Mahal Hotel)

PART II

All that piece and parcel of land admeasuring about 1233.28 sq. mts. Situated at Byculla (W), Mumbai 400 011 the same being portion of land described in First Schedule hereinabove and bounded as follows:

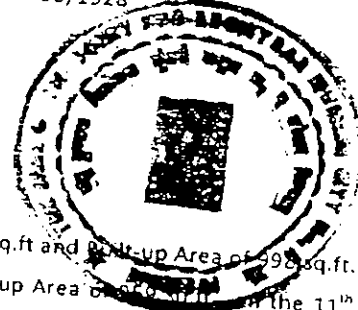
- On or towards North
- On or towards East
- On or towards South
- On or towards West

- Keshavrao Khadya Marg
- Rehabilitation building
- Recreation ground
- Plot of land bearing C.S. No. 3A, 3B/1928



SECOND SCHEDULE

Flats being, Flat No. 1101 with Super Built-up area of 1247 sq.ft and Built-up Area of 998 sq.ft. and Flat No. 1101 A with Super Built-up area of 324 sq.ft and Built-up Area of 324 sq.ft. at C.S. no. 1952, N.M. Joshi Marg, Byculla (w), Lokhandwala Galaxy building situated, and 324 sq.ft. at C.S. no. 1952, N.M. Joshi Marg, Byculla (w), Mumbai 400 011 together with car parking space, common area, common facilities in the building constructed in the year 2004.



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15 May 2013

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

SIGNED AND DELIVERED)
by the withinnamed Transferor)
PACL LIMITED, through the hand)
of its Director /Authorized Signatory)
Mr. PARAMJIT SINGH KANDA pursuant to)
the Resolution of its Board of Directors)
dated 7 Oct 2013 in the presence of:)




For PACL LIMITED
Authorised Signatory

SIGNED SEALED AND DELIVERED)
By the withinnamed Transferee)
IIT INVESTRUST LIMITED through the)
hand of its Director / Authorized)
Signatory Mr. BHAGCHAND NAIKSHWARI)
pursuant to the Resolution of its Board)
of Directors dated September 06, 2013)
in the presence of:)



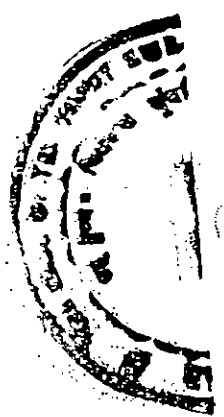
IIT INVESTRUST LTD.
15 June 2013
Director



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RECEIPT

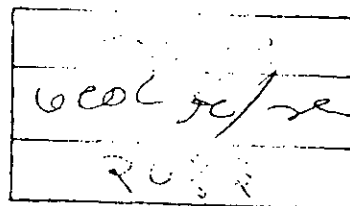
PACL Ltd.(Seller) hereby acknowledges the receipt of sum of Rs. 4,45,50,000/- (net of TDS) from IIT Investrust Ltd.(Purchaser) by way of Cheque no.138461 dated 08.10.2013 for Rs. 4,45,50,000/- drawn on Axis Bank Limited towards full and final consideration for the sale and transfer of:-

- a) Flat No. 1101 on the 11th Floor with Super Built-up Area of 1247 sq.ft. and Built up area of 998 sq. ft and Flat No. 1101A on the 11th Floor with Super Built-up Area of 324 sq.ft. and Built up area of 259 sq. ft in Lokhandwala Galaxy building situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (w), Mumbai 400 011 together with car parking space, common area, common facilities in the building.
- b) 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 246 to 250 (both inclusive) as per Share Certificate No. 50 (for Flat No. 1101) and 5 (Five) fully paid up shares of Rs.50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) as per Share Certificate No. 51 (for Flat No. 1101A) issued in favour of PACL Ltd. by the Society, namely, Lokhandwala Galaxy Housing Complex.

For PACL LIMIT

Authorised Signat
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Director/Authorized Signatory,
PACL Ltd.



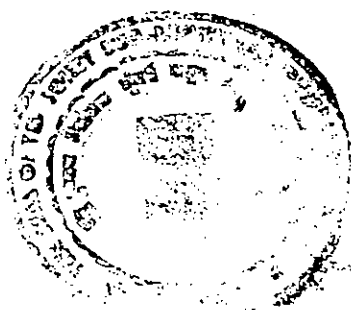
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INVESTRUST
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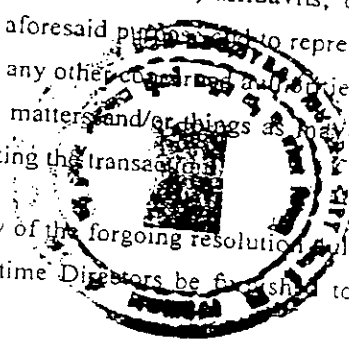
**CERTIFIED TRUE COPY OF BOARD RESOLUTION OF IIT INVESTRUST LIMITED
PASSED ON SEPTEMBER 6, 2013 AT 5.00 PM AT THE REGISTERED OFFICE OF
THE COMPANY AT RAJABAHADUR MANSION, 2ND FLOOR, 28 BOMBAY
SAMACHAR MARG, FORT, MUMBAI 400 001.**

PURCHASE OF PROPERTY:

"RESOLVED THAT Mr. G. Jeevanantham, Mr. B.C. Maheshwari Whole-time Directors and Akash Agarwal, Finance Manager of IIT Insurance Broking And Risk Manager Private Limited be and are hereby authorised to negotiate the price, to agree to such modification as may deem fit and finalise the deal in consultation with the Mr. Bipin Agarwal for the purchase of flats situated at Byculla and to do all such acts and deeds as may be necessary, incidental or consequential thereto.

RESOLVED FURTHER THAT Mr. G. Jeevanantham or Mr. B.C. Maheshwari, Whole-time Directors of the Company be and are hereby authorised to execute and sign Agreement to Sell / Sale Deed and other requisite documents including declarations, affidavits, undertakings and other papers as may be deemed necessary for the aforesaid purpose and to represent on behalf of the Company at the office of the Sub Registrar or any other concerned authorities for registration of documents and to do all such acts, deeds and matters and/or things as may be expedient or necessary for better and more perfectly implementing the transaction.

RESOLVED FURTHER THAT a certified copy of the forgoing resolution duly signed by Mr. G. Jeevanantham or Mr. B.C. Maheshwari, Whole-time Directors be furnished to the concerned persons, when required."



Certified True Copy
For IIT INVESTRUST LIMITED

G. Jeevanantham
Director

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PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S PACL LIMITED HELD ON MONDAY, 7th DAY OF OCTOBER, 2013, AT 10:00 A.M. AT THE CORPORATE OFFICE AT 7th FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBHA ROAD NEW DELHI-110001

"RESOLVED THAT in supersession to the resolution passed earlier by the Board of the Company, vide its meetings dated 26th August, 2013 and 21st September, 2013, for the sale of property of the company, situated at "Lokhandwala Galaxy CHS Ltd., K. K. Marg, Opp. 'S' Bridge, Byculla West, Mumbai - 11", the consent of the Board be and is hereby accorded for the sale of the said premises to M/s IIT Investrust Limited having its registered office at Rajabhadur Mansion, 2nd Floor, 28 Bombay Samachar Marg, Fort, Mumbai, Maharashtra - 400001 as per terms and conditions listed below:

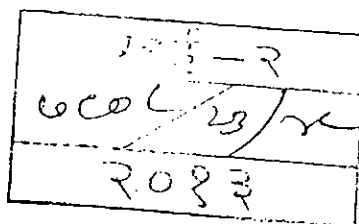
S. No.	Details Of Property	Consideration Amount (Rs.)
1	Flat No. 101 Lokhandwala Galaxy Junction of N M Joshi and K K Marg, Near 'S' Bridge, Byculla, West Mumbai - 400011	4,50,00,000/- (Four crores and Fifty Lacs only)

RESOLVED FURTHER THAT Mr. P.S. Kanda, Sr. Manager, be and is hereby authorized, to sign and execute the sale deed/ Agreement to sell and other requisite documents including declaration, affidavit, undertaking and other papers as may be deemed necessary for the aforesaid purpose and to comply with all the formalities whatsoever be required for the said purpose and to represent the company before the concerned authorities and also to appoint expert consultants, advocates and to perform all such acts and deeds ancillary and incidental thereto for and on behalf of the Board.

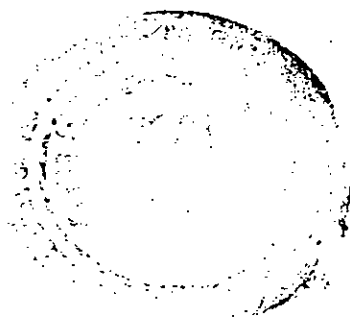
RESOLVED FURTHER THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY
For PACL LIMITED

(COMPANY SECRETARY)



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SOCIETY REGISTRATION NO. MUM/W(E)/H.S.G./[T.C.]/8544/2006

KESHAPAO KHADY MARG | OFF 'S' BRIDGE | BYCULLA (W) | MUMBAI 400 011 | TEL 022 23087634
galaxy_tower11@rediffmail.com

LOKHANDWALA
GALAXY
CO-OPERATIVE
HOUSING SOCIETY
LIMITED

Mn., Date: 12.11.2013
Place: Mumbai

TO WHOMSOEVER IT MAY CONCERN

Re: Flat No. 1101 & 1101A of M/s. PACL Limited
in the building called Lokhandwala Galaxy Co-operative
Housing Society Ltd. situated at C. S. No. 1952, N. M.
Joshi Marg, K. Khadye Marg, BYCULLA (West),
MUMBAI - 400 011.

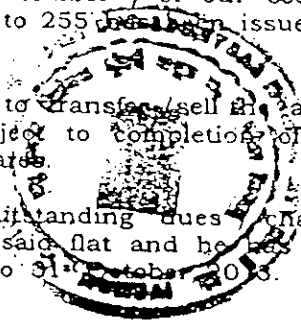


This is to confirm that our above named society is registered under No. MUM / W(E)/HSG./[TC]/8544/2006 dated 10-02-2006. The deed conveying / transferring the land and the said building to our society is not executed and it will be done in due course.

M/s. PACL Limited are members of ("the member") of our society. The Share Certificates No.246 to 250 and 251 to 255 have been issued to them.

We confirm that our society has agreed to transfer/sell the above flat in the name of proposed Transferee, subject to completion of the transfer formalities in the said flat and the shares.

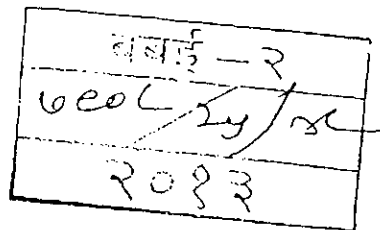
We also confirm that there are no outstanding dues / charges payable by the said member in respect of the said flat and he has paid all the taxes / dues in respect of the same upto 31.10.2013.



For LOKHANDWALA GALAXY CHS LTD.



R. P. H.
Hon. Secretary



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SOCIETY REGISTRATION NO. MUM/W(E)/H.S.G./T.C./8544/2006
KESHAVRAO KHADEY MARG | OPP 'S' BRIDGE | BYCULLA (W) | MUMBAI 400 011 | TEL 022 23087834
galaxy_tower1@rediffmail.com

LOKHANDWALA
GALAXY
CO-OPERATIVE
HOUSING SOCIETY
LIMITED

12th November, 2013

TO WHOM SO EVER IT MAY CONCERN

This is to certify that M/s. PACL Limited are bonafide members of our society. Occupying Flat No. 1101 & 1101A. Other details for the purpose of Stamp Duty Payment are as follows:

- | | | |
|-----------------------------------|---|--|
| 1. Municipal Ward No. | : | 'E' Ward |
| 2. Exact Location of the Building | : | Keshavrao Khadye Marg,
Opp. S. Bridge,
Byculla (West),
Mumbai - 400 011. |
| 3. No. of Floor in the Building | : | Podium + 19 Floors |
| 4. No. of Lifts | : | 3 Lifts |
| 5. Area of the Above Flat | : | Flat No. 1101 - 1247 Sq.ft. Built up Area
Flat No. 1101A - 324 Sq.ft. Built up Area |
| 6. Year of Construction | : | 2004 |
| 7. Assessment Tax Bill | : | Copy Attached |
| 8. C.T.S. No. | : | 1952. |
| 9. Registration No. | : | MUM/W(E)/H.S.G./T.C./8544/2006 |



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For Lokhandwala Galaxy CHS Ltd.



RAP:lt
Hon. Secretary



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Share Certificate No. 50 No. of Shares 5 (FIVE)

Share Certificate

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.
K. Khadhye Marg, Opp. 'S' Bridge,
Byculla (West), Mumbai - 400011.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each
Registration No. MUMBAI(E)/HSG(I)/8544/2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD. Date 05.11.2006

is the Registered Holder of 5 (FIVE) fully paid up shares
of Rs. FIFTY each numbered from 246 to 250 both inclusive, in

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD., MUMBAI
Subject to the Bye-laws of the said Society
Given under the Common Seal of the said Society at MUMBAI

this FIFTH day of NOVEMBER 20 06

[Signature]
Authorised
M.C. Member

[Signature]
Secretary
[Signature]
Chairman

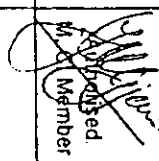
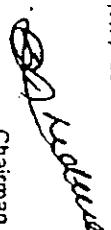


P.T.O.

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MEMORANDUM OF TRANSFER OF MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
23-10-2013	1	050 	PACL Limited Authorised M. C. Member  Chairman  Secretary RPH-11	050
			Authorised M. C. Member Chairman Secretary	
			Authorised M. C. Member Chairman Secretary	
			Authorised M. C. Member Chairman Secretary	



Share Certificate No. 51

Members Regn. No. 051

No. of Shares 5 (FIVE)

Share Certificate

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.
K. Khadiye Marg, Opp. 'S' Bridge,
Byculla (West), Mumbai - 400011
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each
Registration No. MUMW(E)NSG/TC/8544/2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD. Date 05.11.2006

is the Registered Holder of 5 (FIVE) fully paid up shares
of Rs. FIFTY each numbered from 251 to 255 both inclusive in
LOKHANDWALA GALAXY

Subject to the Bye-laws of the said Society
LOKHANDWALA GALAXY SOCIETY LTD., **MUMBAI**

Given under the Common Seal of the said Society
this FIFTH day of NOVEMBER 2006

[Signature]
Authorised
M.C. Member

[Signature]
Secretary

Chairman



P.T.O.

6001 33 2006

MEMORANDUM OF TRANSFERS OF THE MAIN-ENTIONED SHARPS

Date of Transfer	Transfer No.	Regn. No. of Transferor	Regn. No. of Transferee
23-10-2013	1	051  PAC Limited Authorised M.C. Member Chairman Secretary	051 RPHB
		Authorised M.C. Member Chairman Secretary	
		Authorised M.C. Member Chairman Secretary	
		Authorised M.C. Member Chairman Secretary	



Handwritten signatures and initials in a box, including 'RPHB' and '7000'.

(140)
(83)

भारत सरकार
GOVT OF INDIA

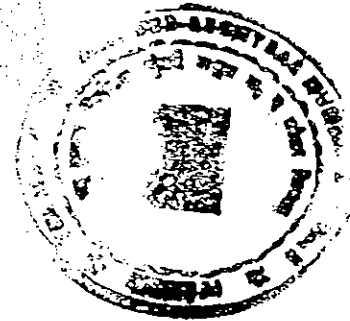
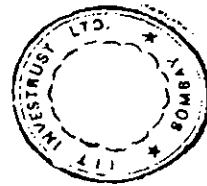


आयकर विभाग
INCOME TAX DEPARTMENT
IIT INVESTMENT LIMITED

31/12/1992

Permanent Address: ...

AAACH080H

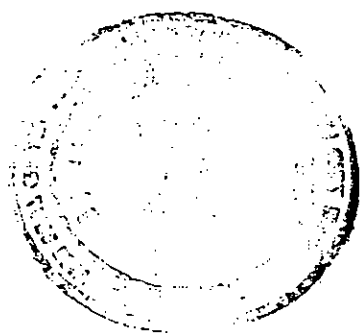


[Signature]

बवई - २
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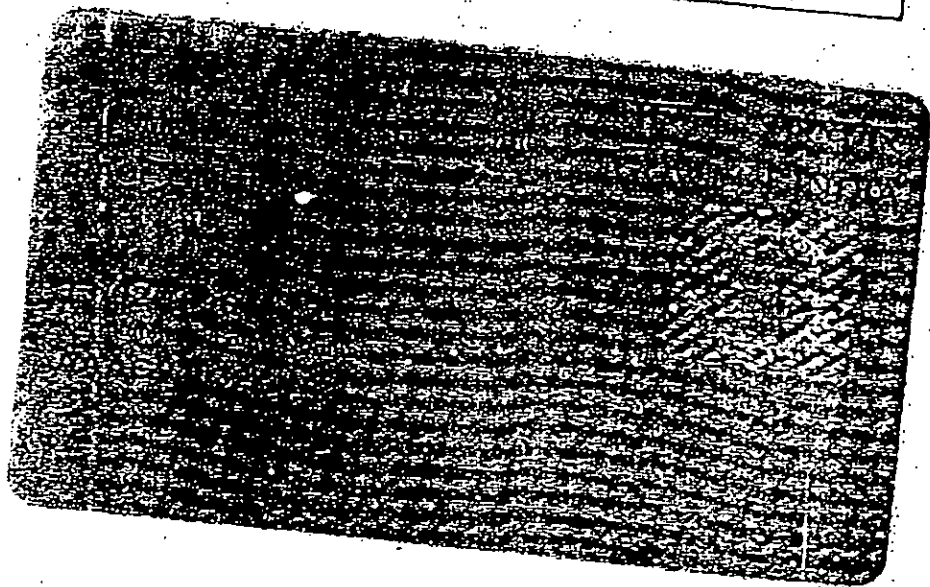
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2
Geol 37-8
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(136)
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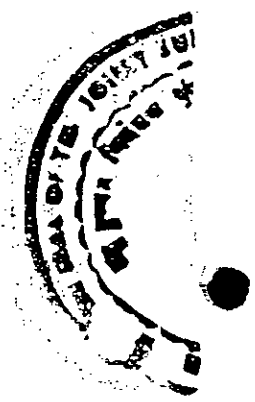
वर्क-२
600/34/8
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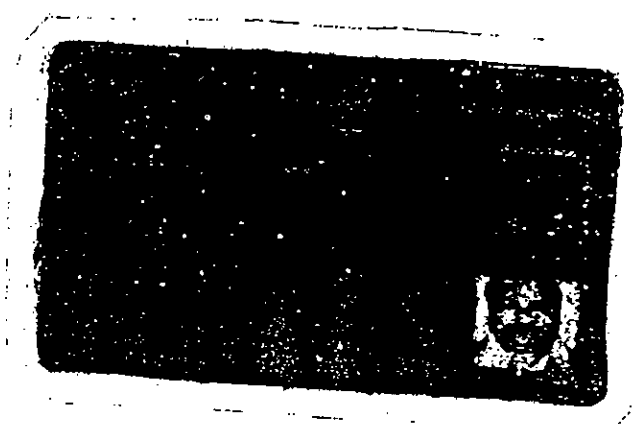
For FACIL LIMITED
Authorized Signatory



-2
600 20/2
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(134)
(80)



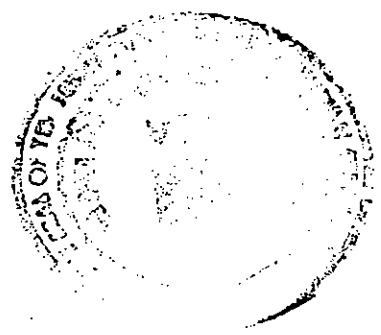
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FILE - R
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3
beol n/ sc
133



(1319)

-2
600L 28/8
ROSS



(130)
(70)

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH02 2006038508 DCV - 23-08-2008
Valid TM: 19-07-2010 (NT)

DLD 15-09-2012
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV 23-08-2008

DOB: 26-07-1948 BG:

Name: VINOD PRABHU
S.D.M. of K. N. PRABHU
Add: 404, KRISHNA APTS, ANAND NAGAR
C. & ROAD, DANDSAR-EAST
MUMBAI
PIN: 400088
Signature & ID of Issuing Authority: MH02 2012216

Signature/Thumb Impression of Holder



Handwritten signature and a large 'X' mark.

Handwritten text in a box: 600C, 2008, and other illegible markings.



1955-2
Geol. / E / - 8
2082

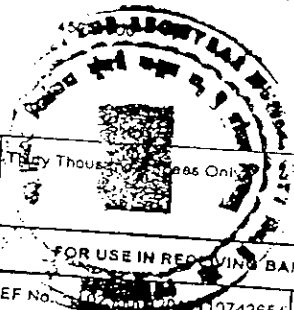


(128) (77)



CHALLAN
MTR Form Number-6

GRN MH000672237201314M		BARCODE		Date 07/11/2013 10:31:51		Form ID 25.1	
Department Inspector General of Police		Type of Challan		DEFACED FOR RS:30000.00		REMARK	
Registration Fee		AMOUNT		DATE 07/11/2013 10:31:51		Payer Details	
Sr.No. Deface Number		30000.00		PAN ID (If Any)			
Office Name In words		BOM2_JT SUB REGISTRA MUMBAI CITY 2		PAN No. (If Applicable)		AAACI1080R	
Location		MUMBAI		Full Name		IIT INVESTRUST LIMITED	
Year		2013-2014 One Time		Flat/Block No.		CTS NO 1952	
Account Head Details		Amount In Rs.		Premises/Building			
0030063301 Amount of Tax		30000.00		Road/Street		AREA 998 SQ FT	
				Area/Locality		BYCULLA	
				Town/City/District			
				PIN		4 0 0 0 1 1	
				Remarks (If Any)		PAN2=AAACP4032A-PN=PACL LIMITED-CA=	
				Amount In Words		Thirty Thousand Rupees Only	
				Bank Details		FOR USE IN RECEIVING BANK	
Cheque/DD Details		BANK OF MAHARASHTRA		Bank CIN		REF No. 10742654 127202734	
Cheque/DD No				Date		07/11/2013-12:33:50	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Validity unknown		Scroll No. , Date		31108 , 08/11/2013	
Mobile No. : Not Avail							



Digitally signed by
PRAKASH NAYAGO
CHAVAN
Date: 2013.11.08
11:06:57 +05'30'
Reason: See Document
Location: India

13 Laxman Mathur

बबई - २
600C no/oc
२-१३

(122)

Summary: (GoshwaraBhag-i)

बुधवार, 20 नोव्हेंबर 2013 11:07 म.पू.

दस्त गोश्वारा भाग-1

बवइ2

दस्त क्रमांक: 7908/2013

दस्त क्रमांक: बवइ2 /7908/2013

बाजार मूल्य: रु. 1,86,42,000/- मोबदला: रु. 4,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.22,50,000/-

दु. नि. सह. दु. नि. बवइ2 यांचे कार्यालयात

पावती:9440

पावती दिनांक: 20/11/2013

अ. क्र. 7908 वर दि.20-11-2013

सादरकरणाचे नाव: आय.आय.टी. इन्वेस्ट्रस लिमिटेड तर्फे
संचालक भागवंद. महेश्वरी

रोजी 11:02 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 980.00

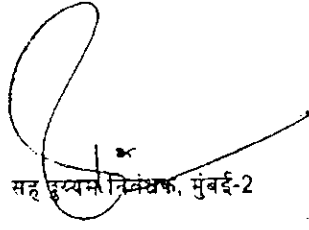
डाटा एन्ट्री

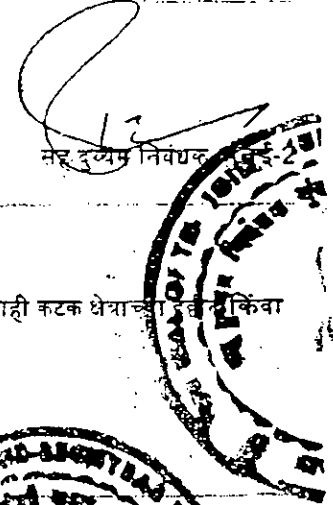
रु. 20.00

पृष्ठांची संख्या: 49

दस्त हजर करणाऱ्याची मही:

एकूण: 31000.00


सह मुख्य निबंधक, मुंबई-2


सह मुख्य निबंधक, मुंबई-2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तपूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 20 / 11 / 2013 11 : 02 : 26 AM ची वेळ: (सादरीकरण)

शिका क्र. 2 20 / 11 / 2013 11 : 03 : 07 AM ची वेळ: (फी)

प्रतिज्ञापत्र

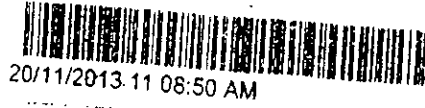
असा दस्तऐवज हा नोंदणी क्र. 7908 अंतर्गत असलेल्या तसदीनुसार नोंदणीत
करून केलेला आहे. * दस्तातील तपूद मजकूर, निष्पादक व्यक्ती, सक्षीदार व
नोंदणी जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता
कायदेशीर बाबतीत दस्त निष्पादक व कपुलधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:

(76)126

Summary-2 (दस्तावेजपत्रा भाग-2)



20/11/2013 11 08:50 AM

दस्तावेजपत्रा भाग-2

ववड2

दस्तावेज क्रमांक: 7908/2013

दस्तावेज क्रमांक: ववड2/7908/2013

दस्तावेजाचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: आय. आय. टी. इन्वेस्टमेंट लिमिटेड तर्फे संचालक
भागचंद. महेश्वरी
पत्ता: प्लॉट नं. 2 रा मजला, इमारतीचे नाव:
राजाबहादुर मंथन, ब्लॉक नं. फोर्ट, रोड नं: 28 वॉम्बे
समाचार मार्ग, महाराष्ट्र, मुम्बई.
पॅन नंबर: AAACI1080R

पक्षकाराचा प्रकार

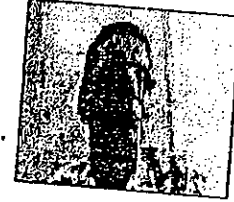
लिहून देणार

वय :- 54

स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



2 नाव: पी ए सी एल लिमिटेड तर्फे ज्यो सिग्रेटरी परमजीत
सिंग. कांडा
पत्ता: प्लॉट नं. 7 वा मजला, इमारतीचे नाव:
गोपाळदास भवन, ब्लॉक नं: न्यू दिल्ली, रोड नं: 28
वारखंडा रोड, दिल्ली, मेट्रोल दिल्ली.
पॅन नंबर: AAACP4032A

लिहून देणार

वय :- 46

स्वाक्षरी:-



वरील दस्तावेज करून देणार तयारकीत करारनामा चा दस्तावेज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 20 / 11 / 2013 11 : 04 : 06 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: पी. जी. बानाथम
वय: 52
पत्ता: 19 अर्वाई स्ट्रीट, 2 रा एक्सटेंशन, आय ओ वी चेवई
पिन कोड: 600073

छायाचित्र

अंगठ्याचा ठसा



नाव: विनोद केशव
वय: 44

पत्ता: 406 बिल्डींग नं 7, कृष्ण वाडी, दहिये
पिन कोड: 400068

स्वाक्षरी



शिक्रा क्र.4 ची वेळ: 20 / 11 / 2013 11 : 04 : 54 AM

शिक्रा क्र.5 ची वेळ: 20 / 11 / 2013 11 : 05 : 09 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निवेदक, मुंबई-2

प्रमाणित करणेत येते की

दस्तावेज एकूण

पाने आहेत

मुद्रांकलमांक 2, ववड-2, 60205 R013

दिनांक 20 NOV 2013

Know Your Rights as Registrants

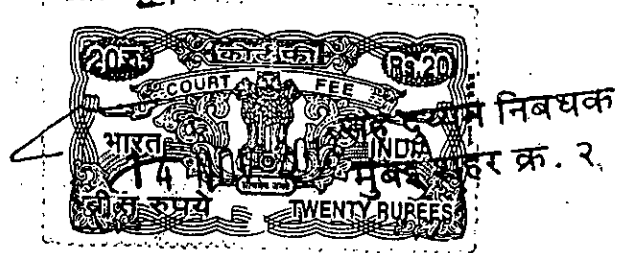
सह. दुय्यम निवेदक मुंबई 7908/2013

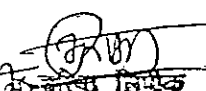
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

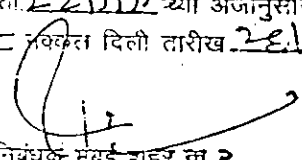
For feedback, please write to us at feedback.isarita@gmail.com

iSarita v1.3.0

(125)



खरी प्रत
नक्कल तपासली
नक्कल केली

जि. के. के. लि. प्र. के.

श्री/श्रीमती श्रीमती काश्याल
याना रकमे ला 221112 या अर्जा नुसार
क्र. 1822 नक्कल दिली तारीख 24/11/2013

सह दुय्यम निबधक मुंबई नगर क्र. २

(75)(124)

Share Certificate No. 51 Member's Regn. No. 051 No. of Shares 5(FIVE)

Share Certificate

LOKHANDWALA GALAXY

CO-OPERATIVE HOUSING SOCIETY LTD.

**K. Khadhye Marg, Opp. 'S' Bridge,
Byculla (West), Mumbai - 400011**

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each

Registration No. MUM/W(E)/HSG(TC)/8544/2006

Date 05.11.2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD.

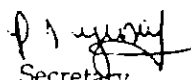
_____ is the Registered Holder of 5(FIVE) fully paid up shares
of Rs. FIFTY each numbered from 251 to 255 both inclusive, in

LOKHANDWALA GALAXY

Subject to the Bye-laws of the said Society **CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI**

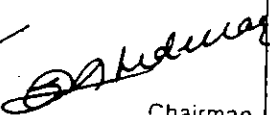
Given under the Common Seal of the said Society at MUMBAI
this FIFTH day of NOVEMBER 2006


Authorised
M.C. Member


Secretary


Chairman

P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARE				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	
23.10.2013	1	051 	PAC Limited  Authorised M. C. Member	 Chairman 051 RABH Secretary
26.09.2014	2	051 	IIT Investment Limited  Authorised M. C. Member	 Chairman 051 RABH Secretary
			Authorised M. C. Member	Chairman Secretary.
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary

(122)
(73)

Share Certificate No. 50 Member's Regn No 050 No. of Shares 5 (FIVE)

Share Certificate

LOKHANDWALA GALAXY

**K. Khadhye Marg, Opp. 'S' Bridge,
Byculla (West), Mumbai - 400011.**

CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each

Registration No. MUMW(F)/HSG/(TC)/8544/2006

Date 05.11.2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD.

is the Registered Holder of 5 (FIVE) fully paid up shares
of Rs. FIFTY each numbered from 246 to 250 both inclusive, in

LOKHANDWALA GALAXY

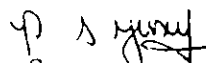
CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at MUMBAI

this FIFTH day of NOVEMBER 20 06

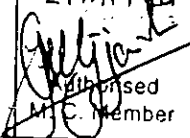

Authorised
M.C. Member


Secretary


Chairman

P.T.O.

101A

MEMORANDUM OF TRANSFERS OF THE FOLLOWING MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
23-10-2013	1	050 	PACL Limited  Authorized M. C. Member  Chairman	050 RAPIL Secretary
26-09-2014	2	050 	IPT Investment Limited  Authorized M. C. Member  Chairman	050 RAPIL Secretary
			Authorized M. C. Member Chairman	Secretary
			Authorized M. C. Member Chairman	Secretary
			Authorized M. C. Member Chairman	Secretary



(7H) (120)
**IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED**

September 08, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Dear Sirs,

This has reference to the "NOTICE INVITING EXPRESSION OF INTEREST FOR SALE" given by Justice (Retd.) R.M. Lodha Committee (in the matter of PACL Ltd and other connected appeals) which has recently been uploaded on the website - <http://www.sebi.gov.in>

Upon perusal of the properties listed for auction in the said Notice inviting Expression of Interest, it is observed that Flat No. 702, 7th Floor, Shanta Shivam Co-operative Housing Society Limited, 8, Babulnath Road, Mumbai 400 007 also has been included in the said list.

We bring to your kind attention that sometime around mid-June 2016, Officials of UTISL had visited the above-referred property and intimated orally to the occupants, that the said property has been identified, (in compliance with the Supreme Court Order) and will be sold and the proceeds remitted to the investors of PACL.

Upon learning the same from the Officers, the Company had sent a letter dated June 25, 2016 (copy enclosed) to the said Committee informing them that this property has been purchased by us from PACL Ltd and PACL Ltd has no right title or interest in the said properties any more. More importantly, the consideration has been paid as per valuation reports reflecting the prevailing market prices at that time. Therefore, PACL Limited having received proper consideration for the flat at that time, it fails to reason why this flat is being proposed to be sold to generate funds for their investors, when PACL Limited does not even own the flat and has already received consideration against them. There could be no dispute in this regard as the Co-operative Society has also admitted the Company as member and have issued Share Certificate accordingly.

We once again enclose a copy of the said letter, proof of dispatch to the Committee as well as copies of the Sale Deed and Share Certificate for your ready reference.

We therefore request you to kindly delete the name of the properties from the auction list. We remain confident that if any other information, clarification, documents is required, you will give us an opportunity to submit the same and also give us an opportunity of personal hearing before taking any steps adverse to the interest of our company.

Thanking you,

Yours faithfully,
For IIT Insurance Broking and Risk Management Private Limited

Bipin Agarwal
Director

Encl: A/a



(78) (119)
IIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED

June 25, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Respected Sir,

Sub: ENQUIRY BY THE OFFICERS OF UTI INFRASTRUCTURE TECHNOLOGY AND SERVICES LTD.
WITH RESPECT TO OUR COMPANY'S PREMISES ON 11.06.2016

This has reference to the visit by few officers from UTI Infrastructure Technology and Services Ltd., on June 11, 2016 at the residential premises owned by our Company being Flat No. 702, 7th Floor, Shanta Shivam Cooperative Housing Society Limited, 8, Babulnath Road, Mumbai 400 007.

These officers informed that their visit was in compliance of directions of a Committee chaired by your good self, to visit the apartment and ascertain its saleability for raising funds to repay the investors of M/s PACL Ltd. in compliance with court orders.

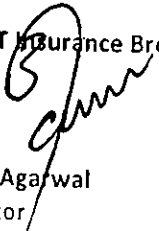
Sir, PACL Ltd. has no right, title or interest in this apartment as we have purchased it by a Deed of Transfer dated November 21, 2013, duly registered as per law. Copies of the registered sale deed evidencing the sale is enclosed for your kind perusal as ANNEXURE - A. At the time of purchasing the apartment, we had tendered consideration of Rs. 9,50,00,000 (Rupees nine crores and fifty lakhs only), after getting a valuation carried out by an independent valuer. Copy of the valuation report is enclosed herewith for your kind consideration as ANNEXURE - B.

We hope this clarifies any doubts in the matter. In case the officers of UTI Infrastructure Technology and Services Ltd. or the Committee members require any further clarifications, the undersigned may be contacted.

Thanking you,

Yours sincerely,

For IIT Insurance Broking and Risk Management Private Limited


Bipin Agarwal
Director



Encl: A/a

SP BAZARGATE PO <400001>

EM934740782IN

Counter No:1,DP-Code:AAI

To:JUSTICE R N LODHA,

CHAWWAFURI, PIN:110021

From:JIT INSURANCE BROKING, MUMBAI

Wt:188grams,

Amt:69.00 ,27/06/2016 ,15:13

Taxes:Rs.9.00<<Track on www.indiapost.gov.in



06/02/2014

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. मुंबई शहर :

दस्त क्रमांक : 7983/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) मलबार

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 950000000

(3) बाजारभाव (भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 96415000

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

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं 702, 7 वा माळा, शिवम विल्डींग 8, बाबुलनाथ रोड, बाबुलनाथ टेंपल जवळ, मुं 07, सोबत 2 कारपाकींग सहीत ((C.T.S. Number : 433,1/433 ;))

(5) क्षेत्रफळ 1) 1350 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- पी ए सी एल लि तर्फे ऑथो सिग्रेटरी परमजीत मिंग कांडा वय:-46; पत्ता:- प्लॉट :-, माळा नं: 7 वा मजला, इमारतीचे नाव: गोपाल दास भवन, ब्लॉक नं: न्यू दिल्ली, रोड नं: 28 बाराखंबा रोड, . . . पिन कोड:-110001 पॅन नं:-AAACP4032A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- आय आय टी इन्शुरन्स ब्रोकींग एंड रिस्क मॅनेजमेंट - प्रा लि तर्फे ऑथो सिग्रेटरी - कांचन कुमार सखेल वय:-57; पत्ता:- प्लॉट नं: -, माळा नं: 2 रा मजला, इमारतीचे नाव: राजादहादूर मॅशन, ब्लॉक नं: फोर्ट मुं 01, रोड नं: 28 बॉम्बे समाचार मार्ग, . . . पिन कोड:- 400001 पॅन नं:-AABCI9741E

(9) दस्तऐवज करून दिल्याचा दिनांक 21/11/2013

(10) दस्त नोंदणी केल्याचा दिनांक 22/11/2013

(11) अनुक्रमांक, खंड व पृष्ठ 7983/2013

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 4821000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरत

खरी प्रत
नक्कल तपासली
नक्कल केलीश्री/श्रीमती रवि राजेश्वरी
यांना त्यांचे प्रा अर्जातु
क. रव राजेश्वरी

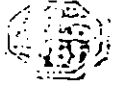
मुल्यांकनासाठी विचारात घेतलेला

मुल्यांकन शुल्क आकारलेला



मह. दुय्यम निबंधक मुंबई शहर का. २

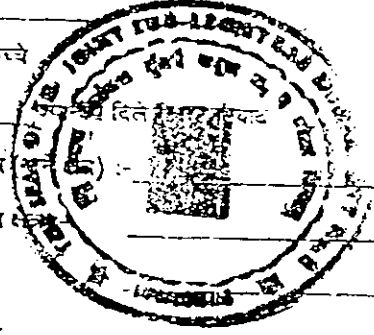
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



महाराष्ट्र शासन -- नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल एन २०१०

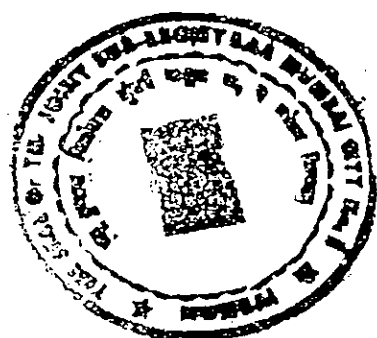
१. दस्ताचा प्रकार :- करारनामा अनुषंग क्रमांक 1
२. सादरकर्त्याचे नाव :- आम आम श्री ईन्सुरन्स कोरपोरेशन ऑफ इंडिया लिमिटेड
३. तालुका :- मुंबई अंधेरी / बोरीवली / कुर्ला प्रा. नी
४. गावाचे नाव :- मलबार अँड डब्ल्यू. सी.
५. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक :- ४३३ ९/४३३
६. मूल्य दर विभाग (क्षेत्र) :- ७ उपविभाग ६६
७. मिळकतीचा प्रकार :- ☒ खुली जमीन ☐ निवासी ☐ कार्यालय ☐ दुकान ☐ औद्योगिक
- प्रति चौ. मी. दर :- ५८८९००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ९३५० काररेट / डिव्हायड्यु मी. मीटर / फूट
९. कारपाकिंग :- २ गच्ची :- पोटनाळा :-
१०. मजला क्रमांक :- ७४
११. बांधकाम वर्ष :- घसारा :-
१२. बांधकामाचा प्रकार :- ☒ आरभारती / इतर पक्के / अर्धे पक्के / कच्चे
१३. राजारमुल्यदर तक्त्यातलं मार्गदर्शक सुचना क्र. :-
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र
२. नवीन इमारतीत दिलेले क्षेत्र
३. भाडेपट्टी रक्कम :-
१५. तिष्ठ अँड लायसन्सचा दस्त :- १. प्रतिभाडे भाडे रक्कम :-
निवासी / अनिवासी
१६. निर्धारित केलेले बाजारमूल्य :- ७९५३ ९ ४० २,६४,९५,०००/-
१७. दस्तामध्ये नोंदविलेली मोबदला :- २०१३ २,५०,००,०००/-
१८. देय मुद्रांक शुल्क :- ४८,२०,७५०/- भरलेले मुद्रांक शुल्क :- ४८,२९,०००
१९. देय नोंदणी फी :- ३००००/-



२. जमात रक्कम / आगाव भाडे :-		
<u>७९५३ - २</u>		
१. कालावधी :-		
<u>७९५३</u>	<u>९</u>	<u>४०</u>
<u>२०१३</u>		

लिपीक

सह दुय्यम निबंधक



वर्ग - २		
७२५३	२	३०
२०१३		



(113)

CHALLAN
MTR Form Number-6

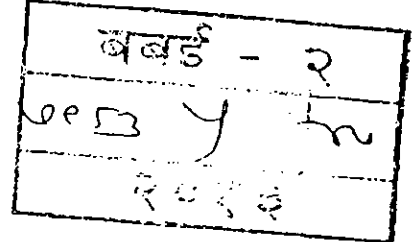
GRN		MH 000 673417 201314M		BARCODE		Date 07/11/2013-12:15:55		Form ID 25.1	
Department Inspector General Of Registration				Payer Details					
Type of Registration Fees				TAX ID (If Any)					
Payment				PAN No.(If Applicable)		AABC19741E			
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2				Full Name		IIT INSURANCE BROKING AND RISK MANAGE MENT PVT LTD			
Location MUMBAI				Flat/Block no.		CTS NO 433 AND 1/433			
Year 2013-2014 One Time				Premises/Blg					
Account Head Details				Road/Street		AREA 1350 SQ FT			
Amount In Rs. 30000.00				Area/Locality		MALABAR HILL			
0030063301 Amount of Tax				Town/City/District					
				PIN		4 0 0 0 0 7			
				REMARKS PAN2=AAACP4032A-PN=PACL LIMITED-CA=95060000					
				(If Any)					
				Make payment at any of the listed branches * of BANK OF MAHARASHTRA handling Government of Maharashtra Business Before 14/11/2013					
Total				30000.00					
Amount In - Thirty Thousand									
Words									
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		REF No.			
				Date					
Cheque/DD No.				Bank-Branch		07/11/2013		MAHARASHTRA	
Name of Bank				Scroff No.		Date			
Name of Branch									

Mobile No.: Not Available

Handwritten notes and stamps at the bottom right of the page, including a date stamp and a circular official seal.

(65) (112)

4-821-000



समत मुद्राक फॅक्सीन अल्पा कायलेट लेम
खाली तपासले व एस. एम. एस. / संकेपीत
प्राधिकृत अधिकारी दुसऱ्यानीवरून संदर्भ साधुन
भेळ बरोबर आदळुन आला

12/11/13
सह दुय्यन

DEED OF TRANSFER

THIS DEED OF TRANSFER is made at Mumbai this 21st day of November, 2013 between
PACL Limited, a company incorporated under the Companies Act, 1956 having its
Corporate Office at 7th Floor, Gopaldas Bhawan, 28 Barakhamba Road, New Delhi - 110 001
hereinafter referred to as "THE TRANSFEROR" (which expression shall, unless it be
repugnant to the context or meaning thereof be deemed to include successors and
assigns) of the ONE PART:

And

IIT Insurance Broking and Risk Management Private Limited, a Company incorporated
under the Companies Act, 1956, having its Registered Office at Rajabhadur Mansion,
Floor, 28 Bombay Samachar Marg, Fort, Mumbai 400 001 herein after referred to as "THE
TRANSFeree" (which expression shall, unless it be repugnant to the context or meaning
thereof be deemed to include successors and assigns) of the OTHER PART.

For DOI SHAREHOLDING LTD.
(PILKHA INVISSA)
Authorised Signatory

Grand Pkg. Landed Bldg
Ad. No. 100
Mumbai - 400 001

शतत 92278
187404
NOV 12 2013
R. 48210006 PB6602
14:28
STAMP DUTY
MAGANASHTRA



(111)

Stamp Duty Form No. 1

Registered in the name of

DEED OF TRANSFER

MUMBAI CITY-11

Franking Unique No.

92278

Property Description in brief

MDLADAR HILL COMPOSITE

433 82/433 1350bq A4.

Consideration Amount

9,50,00,000/-

Stamp Purchaser's Name

777 Insurance Broking and Risk Management Pvt Ltd.

Name of the other Party

PACI LTD.

It through Name & Address

Stamp Duty Amount

Authorised Person's full name

Seal

Drawn

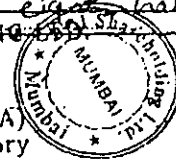
8 feet eight lakhs twenty one thousand only.

SHARHOLDING LTD.

(PRASHANT VAIDYA)

Authorised Signatory

653 9



561

Token No:

Document Type : REGISTERED

Nature Of Document : Property Document

SHARHOLDING LIMITED - FRANKING DEPOSIT SLIP
Rotunda Bldg., Gr. Flr., Ambalal Doshi Marg,
Fort, Mumbai - 400 001. Tel. 2772 3550, 2772 2253
License no. : D-5/SIP(V)/C.R.12/2004/1192-94 / (A)
License no. : D-5/SIP(V)/C.R.1002/02/05/308 to 391
License no. : D-5/SIP(V)/C.R.1002/03/06/964-967
License no. : D-5/SIP(V)/C.R.1002/04/07/1011-14/2007

Receipt No. : 484796 Date : 12/11/2013

Pay to : ROI SHARHOLDING LTD.

Total No. of Documents: 1

Franking Value : Rs. 4,821,000.00

Service Chg @ Rs.10 per Doc: Rs. 100

Total : Rs. 4,821,000.00

Name of the stamp duty paying party :
IIT INSURANCE BROKING & RISK MANAGEMENT PVT LTD

Payment Mode : A/c.Transfer Trf: 4,821,000.00

Drawn on Bank : AXIS BANK

(For Office Use Only)

Tran

Franking Sr. No.

(Signature)

(Franking Value x Number of Documents)

4821000 X 1

ROI SHARHOLDING LTD.
DELIVERED FRANKED DOCUMENTS



WHEREAS:

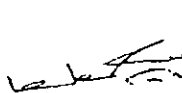
1. The Transferor is seized and possessed of or otherwise well and sufficiently entitled to a flat having area of admeasuring approximately 1350 sq. ft. bearing flat no. 702 on the 7th Floor of Shivam building situated at 8 Babulnath Road, Near Babulnath Temple, Mumbai 400 007, (hereinafter referred to as 'the said Flat') together with two car parking spaces on the ground and third floor each, in the stilt parking of the building (hereinafter, the said Flat and car parking spaces are referred to as 'the said Premises', more particularly described in the Schedule hereto), at Shanta Shivam Co-operative Housing Society Limited formed and Registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. MUM/WD/HSG/(TC)8533 of 2005-2006 (hereinafter referred to as 'the said Society')

2. The Transferor is a registered member of the said Society and is holding 5 (five) fully paid up shares of Rs.50/- (Rupees Fifty only) each numbered from 1 to 5 (both inclusive) as per Share Certificate No. 4 issued by the said Society (hereinafter called "the said Shares") and is absolutely entitled to the beneficial right, title and interest into and over the said Premises.

3. The said Premises was originally purchased by the Transferor from the previous owner, namely, Mrs. Renu Sharma, vide a Deed of transfer dated 21st February, 2008. The previous owner had purchased the said Premises and the said Shares from the developers of the property, namely, Orbit Cybertech Ltd., on which the said Society was formed, vide a sale agreement dated 31st January, 2005. The Transferor had paid the full consideration to the previous owner vide aforementioned deed of transfer dated 21st February, 2008 and complied with all its obligations contained therein and since then, it is the registered member of the said Society and is in lawful occupation of the said Premises..

4. The Transferor is entitled to sell, transfer, convey and assign all its right, title and beneficial interest in the said Premises alongwith the said Shares. In furtherance of negotiations between the Transferor and the Transferee, the Transferor has agreed to sell/transfer and the Transferee has agreed to purchase, the said Premises on the terms and conditions contained herein.

5. The Transferor has agreed to sell and transfer to the Transferee, and the Transferee has agreed to purchase and acquire all right, title and interest of the Transferor in the said share certificate No. 4 and in Flat No. 702 on the 7th Floor of Shivam building situated at 8, Babulnath Road, Near Babulnath Temple, Mumbai 400 007, for a sum of Rs. 9,50,00,000/- (Rupees Nine Crores Fifty Lacs Only) on the terms and conditions hereinafter contained.



बबई - २		
५४३	<	२०
२०१३		

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6. The Transferor has obtained the consent of the said Society for the transfer of the said Shares and said Premises to the Transferee. In this connection, the said Society has by its letter dated 20th day of November, 2013 (a copy whereof is hereto annexed and marked as Annexure) granted its No Objection to the Transferor for the sale and transfer of the said Premises in favour of the Transferee.

7. The Transferee has paid to the Transferor a sum of Rs.9,40,50,000/- (net after TDS) towards consideration by cheque no.637614 dated 08.10.2013 for a sum of Rs.5,00,00,000/- and cheque no. 637615 dated 08.10.2013 for a sum of Rs.4,40,50,000/-, all 2 cheques being drawn on Axis Bank before the execution of these presents, the original receipt whereof is attached herewith.

9405 - 2	
637614	637615
Rs. 5,00,00,000/-	Rs. 4,40,50,000/-
Total Rs. 9,40,50,000/-	

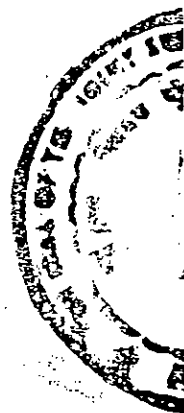
Both, the Transferor and Transferee are also referred to individually as 'Parties' collectively as 'Parties'.

NOW THIS DEED WITNESSETH AND ITS IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. In pursuance of the negotiations between the Parties and in consideration of Rs. 9,40,50,000/- (net after TDS) paid by the Transferee to the Transferor by way of (two) cheques i.e. cheque no.637614 dated 08.10.2013 Rs. Rs.5,00,00,000/- and cheque no. 637615 dated 08.10.2013 for a sum of Rs. 4,40,50,000/- all drawn on Axis Bank Limited, being the full and final consideration received by the Transferor before the execution of these presents (the payment receipt whereof the transferor doth hereby admit and acknowledge), the Transferor doth hereby grant, convey, assign and transfer unto the Transferee the said Premises with the fixtures and fittings thereon alongwith all the Transferor's right, title and interest in its shareholding of 5 (Five) fully paid up shares of Rs. 50/- each of the said Society, numbered from 16 to 20 (both inclusive), issued under Share Certificate No. 4 of the said Society (together with its beneficial right, title and interest into and over the said Premises, being Flat No. 702, admeasuring approximately 1350 sq. ft. on the 7th floor of the building known as "Shivam" situated at 8, Babunath Road, Near Babunath Temple, Mumbai 400 007 together with 2 (two) stilt car parking spaces on the ground and third floor in the said building and which building is situated on property bearing Cadastral Survey Nos. 433 and 1/433 of the Malabar and Cumballa Hill Division and more particularly described in the Schedule hereunder written (the said shares, the aforesaid flat and the aforesaid car parking spaces together with all and singular the right, title and benefits available to the Transferor as member of the said Society and in the sinking fund and other funds of the said Society free from all encumbrances and reasonable doubts.

2. The Transferor shall immediately upon the execution hereof handover quiet, vacant and peaceful possession of the said Flat/Premises to the Transferee as the absolute owner thereof. In addition thereto, upon the execution hereof handover to the Transferee the original share certificate and Deed of Transfer dated 21st February, 2008 (being the only transfer deed).

ਸਾਹਿਬ - ੨		
੬੬੩	੭੦	੨੪
੨੦੧੩		

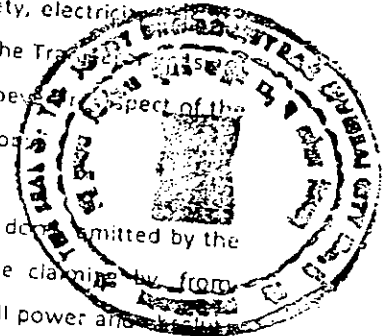


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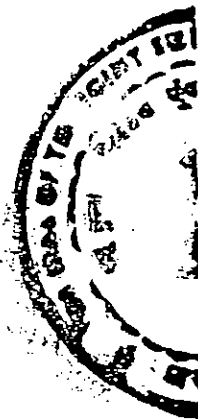
(106) (62)
6053 99 730
3032

1. The Transferor hereby represents, declares and covenants that --

- (a) the said Premises are the sole and absolute property of the Transferor and the same are in the name of the Transferor in the books and all other records of the said Society and the said Premises are free from all attachments, liens, charges, mortgages and encumbrances;
- (b) the Transferor has good right, full power and absolute authority to sell the said Premises and there is no impediment or restraint or injunction against the Transferor from being able to do so;
- (c) the Transferor is in exclusive occupation and possession of the said Premises and except the Transferor, no other person(s) has(ve) any right, title, interest, claim or demand of any nature whatsoever upon the said Premises;
- (d) The Transferor has paid all charges, dues and other expenses on the said Premises and there are no outstanding amounts or arrears payable to the said Society in respect of Municipal taxes, the outgoings of the said Society, electricity and any other charges in respect of the said Premises; Further, the Transferor does not owe liability towards any costs, charges or expenses whatsoever in respect of the said Premises to any government authority or any other person;
- (e) the said Premises are free from all litigations and disputes;
- (f) Notwithstanding any act, deed, matter or thing whatsoever done or omitted by the Transferor or any person or persons lawfully or equitably claiming by, through, or in trust for the Transferor, the Transferor has full power and authority in its own right to transfer the said Premises and to relinquish and transfer all its rights, title and interest therein in favour of the Transferee;
- (g) Neither the Transferor nor any one on its behalf has committed or omitted to do, any act, deed, matter or thing whereby its holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Premises and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and its other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise.
- (h) The Transferor has not created or purported to create any tenancy, licence, charge, lease, mortgage, lien or any kind of third party rights over the said Premises and no other person or party have any right, title or interest, claim or demand in, to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances;
- (i) The Transferee shall upon the execution hereof and receipt of possession as hereinabove mentioned, be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said Premises together with all the deposits and any other amount (if any) lying to the credit of the Transferor in the said Society's account as on the date of this Deed, for unto and to the use and benefit of the Transferee without any hindrance, lien, charge, interest, denial, demand, interruption, eviction



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[Handwritten signature]

or claim of whatsoever nature from the Transferor or any person claiming through, under or in trust for the Transferor;

(61104)
V-2 93
2023

- (j) The Transferor has duly complied with and observed all the Rules, Regulations and By-laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and By-laws of the said Society nor are there any actions or proceedings against the Transferor instituted by the said Society or any member of the said Society in respect of the said Premises including any notice or action for expulsion or termination of the Transferor as the member of the said Society;
- (k) The Transferor has not received any notice of acquisition or requisition of the said flat and/or the said shares.

The Transferee has purchased the said Premises based on the representations, declarations and covenants of the Transferor.

4. The Transferor shall do all such further acts, deeds, matters and things and execute all such further writings as may be necessary to give effect to the provisions of these presents and to effect the sale and transfer of the said Premises in favour of the Transferee as may be necessary.

5. The Transferor hereby indemnifies the Transferee and/or its successors/assignees in title against all loss, damages, cost and expenses which may be suffered by the Transferee from the Society, Municipal Corporation of Greater Mumbai or any other authority in respect of the said Premises on account of any claim for the period prior to the execution hereof, and the Transferor shall re-imburse the Transferee and/or its successors and/or its assignees in title for the same.

6. All costs, charges and expenses, if any, incidental to this Deed including society charges, stamp duty and registration charges shall be borne and paid by the Transferee alone AND THAT all transfer fees and / or donation and / or contribution to a fund or premium by whatsoever name called, if any, payable to the said Society for the above transfer shall be borne and paid by the Transferee. The Transferor and the Transferee shall bear and pay their own Solicitors' and Advocates' professional costs and fees.

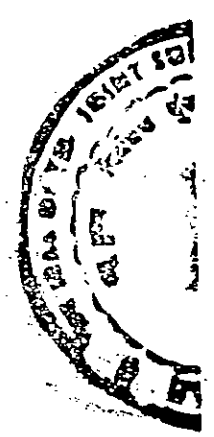
7. The Income Tax Permanent Account Numbers of the parties hereto are as under:

1. Transferor - PACL Limited
2. Transferee - IIT Insurance Broking and Risk Management Private Limited

- AAACP4032A

- AABC19741E

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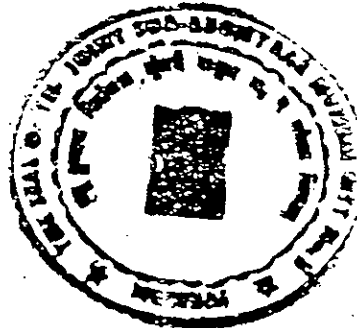
THE SCHEDULE ABOVE REFERRED TO

(40) (102)

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The Premises being Flat No. 702, admeasuring approximately 1350 sq. ft. on the 7th floor of the building known as "Shivam" situated at 8, Babunath Road, Near Babuinath Temple, Mumbai 400 007, together with 2 (two) stilt car parking spaces on the Ground and Third floor in the Stilt Parking in the said building situated on property bearing Cadastral Survey Nos. 433 and 1/433 of the Malabar and Cumballa Hill Division of Building constructed in the year 2005 consisting of ground plus 11 (Eleven) upper storeys and 2 lifts.

(Signature)



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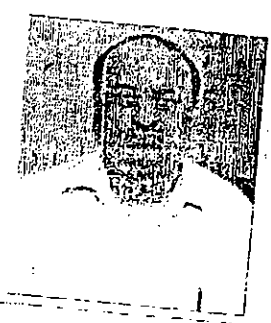
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(599) (109)

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

SIGNED AND DELIVERED

by the withinnamed Transferor
PACL LIMITED, through the hand
of its Director /Authorized Signatory
Mr. PARAMJIT SINGH ^{KANDA} pursuant to)
the Resolution of its Board of Directors)
dated 7th Oct 2013 in the presence of:



For PACL LIMITED

Authorised Signatory

WITNESS:

1. [Signature]
Reh Agant

SIGNED SEALED AND DELIVERED

by the withinnamed Transferee
IIT INSURANCE BROKING AND RISK
MANAGEMENT PRIVATE LIMITED
through the hand of its Director /
Authorized Signatory Mr. KANCHAN
KUMAR SARKHEL pursuant to the Resolution of its Board
of Directors dated 06 Sep 2013 in
the presence of:

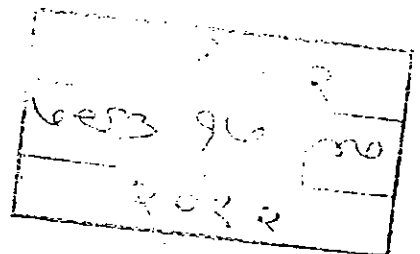


IIT INSURANCE BROKING AND RISK
MANAGEMENT PRIVATE LIMITED

Authorised Signatory

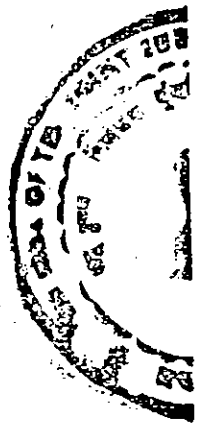
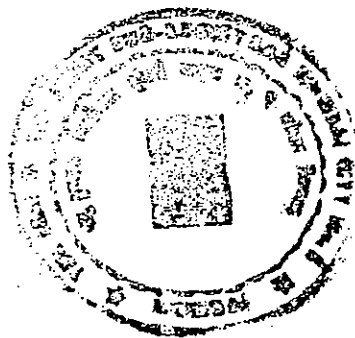
WITNESSES:

1. [Signature]
Reh Agant
2. [Signature]



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RECEIPT

WHEREAS PACL Ltd. has negotiated with IIT Insurance Broking and Risk Management Ltd. for :-

- a. the transfer and sale of its property with an area admeasuring 1350 sq.ft. bearing flat no. 702 on the 7th Floor of Building Shivam situated at 8 Babulnath Road, Near Babulnath Temple, Mumbai 400 007 together with two car parking spaces on the ground and third floor each, in the stilt parking of the building, at Shanta Shivam Co-operative Housing Society Limited formed and Registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. MUM/WD/HSG/(TC)8533 of 2005-2006 (the Premises); and
- b. the transfer of its 5 (Five) fully paid up shares of Rs.50/- (Rupees Fifty only) each numbered from 16 to 20 (both inclusive) as per Share Certificate No. 4 issued in favour of PACL Ltd. by the aforesaid Shanta Shivam Co-operative Housing Society Limited (the Shares),

at price of Rs. 9,40,50,000/- (net after TDS) which PACL Ltd. has received from IIT Insurance Broking and Risk Management Ltd by way of 2 cheques, namely, Rs.5,00,00,000/- (Rupees Five Crores Only) vide Cheque No. 637614 dated 08.10.2013 and Rs. 4,40,50,000/- (Rupees Four Crore Forty Lacs Fifty Thousand Only) vide Cheque No. 637615 dated 08.10.2013, all the 2 cheques drawn upon Axis Bank, after deduction of tax at source @ 1% aggregating to Rs. 9,50,000/- (Rupees Nine Lacs Fifty Thousand Only) being the full and final payment towards the sale and transfer of the aforesaid Premises and Shares.

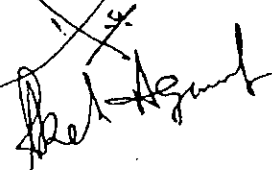
For PACL LIMITED

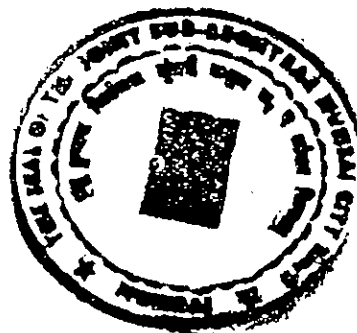
I SAY RECEIVED
Authorized Signatory
Director/Authorized Signatory,

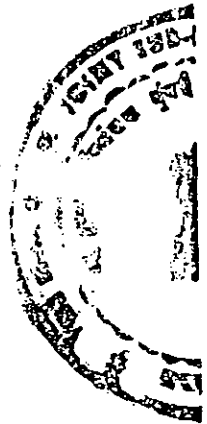
PACL Ltd.

Date:- 22/11/13

Place:- MUMBAI

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**HIT INSURANCE
BROKING AND RISK
MANAGEMENT
PRIVATE LIMITED**
(An ISO 9001:2008 Certified Company)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING
OF THE BOARD OF DIRECTORS HELD ON SEPTEMBER 06, 2013 AT THE
REGISTERED OFFICE OF THE COMPANY**

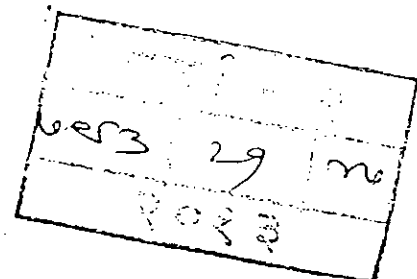
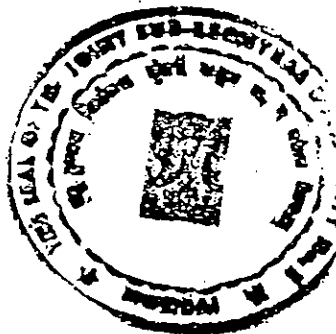
"RESOLVED THAT Mr. Surender Tonk, CEO of the Company be and is hereby authorised to negotiate the price, to agree to such modification as may deem fit and finalise the deal in consultation with the Chairman for the purchase of flat situated at Babulnath and to do all such acts and deeds as may be necessary, incidental or consequential thereto.

RESOLVED FURTHER THAT Mr. Surender Tonk, CEO, Mr. Kanchan Sarkhel, Sr. Manager - Operations and Mr. Akash Agarwal, Finance Manager of the Company be and are hereby severally authorised to execute and sign Agreement to Sell / Sale Deed and other requisite documents including declarations, affidavits, undertakings and other papers as may be deemed necessary for the aforesaid purpose and to represent on behalf of the Company at the office of the Sub Registrar or any other concerned authorities for registration of documents and to do all such acts, deeds and matters and/or things as may be expedient or necessary for better and more perfectly implementing the transaction.

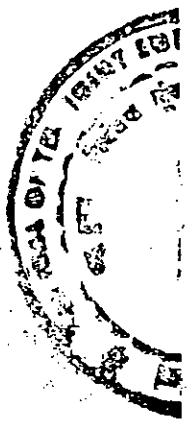
RESOLVED FURTHER THAT a certified copy of the forgoing resolution duly signed by Dr. B. Samal or Mr. Bipin Agarwal, Directors be furnished to the concerned persons, when required."

HIT Insurance Broking and Risk Management Private Limited

Dr. B. Samal
Dr. B. Samal
Chairman



Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 2266 0765 / 5453 / 4478 • Fax: (+91) 22-2265 1105



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PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S
PACL LIMITED HELD ON MONDAY, 7th DAY OF OCTOBER, 2013, AT 10:00 A.M. AT THE
CORPORATE OFFICE AT 7th FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBA ROAD NEW
DELHI-110001

"RESOLVED THAT in supersession to the resolution passed earlier by the Board of the Company, vide its meetings dated 26th August, 2013 and 21st September, 2013, for the sale of property of the company, situated at "Shanta Shivam CHS Ltd., 8th Babulnath Road, Babulnath, Mumbai - 07", the consent of the Board be and is hereby accorded for the sale of the said premises to M/s IIT Insurance Broking and Risk Management Private Limited having its registered office at Rajabhadur Mansion, 2nd floor, 28 Bombay Samachar Marg, Fort, Mumbai, Maharashtra - 400001, as per terms and conditions listed below:

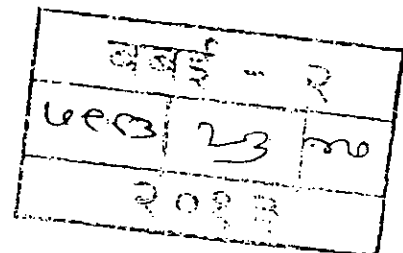
S.NO.	DETAILS OF PROPERTY	CONSIDERATION AMOUNT (RS.)
1	Shanta Shivam CHS, Flat No. - 702, 7 th Floor, 8 Babulnath Road, Babulnath, Mumbai- 400007	9,50,00,000/- (Rupees Nine Crores and Fifty Lacs only)

RESOLVED FURTHER THAT Mr. P.S. Kanda, Sr. Manager, be and is hereby authorized, to sign and execute the sale deed/ Agreement to sell and other requisite documents including declaration, affidavit, undertaking and other papers as may deemed necessary for the aforesaid purpose and to comply with all the formalities whatsoever be required for the said purpose and to represent the company before the concerned authorities and also to appoint experts, consultants, advocates, and to perform all such acts and deeds ancillary and incidental thereto for and on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY
For PACL LIMITED

(COMPANY SECRETARY)





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Shanta Shivam Co-Op. Hsg. Society Ltd.

Regn. No. : MUM/WD/HSG/(TC)8533 YEAR 2005 / 2006 DTD 08.09.2005

8, Babulnath Road, Near Babulnath Temple, Mumbai 400 007.

Ref.

Date
Date:-20/11/2013

To
PACL Limited
7th floor
Shanta Shivam Co.Op. Hsg.Ltd.

Att-Mr. Grummet Singh

Sub:-Your letter dated 30.10.13

Dear Sir,

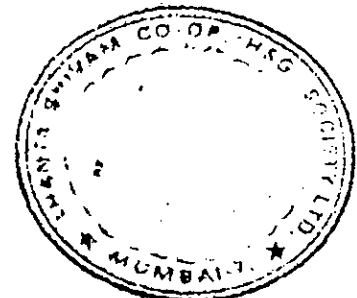
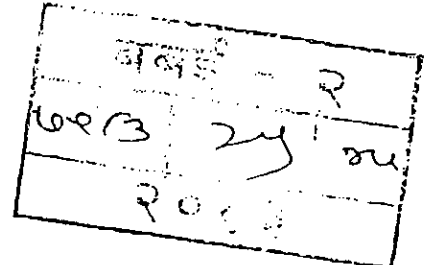
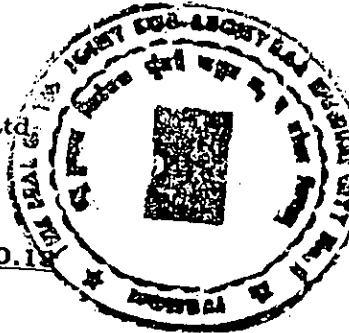
This is to declare that...

- 1) M/S PACL Limited is bonafide member of the Society and is issued share certificate no 04 specific shares nos. 5 from 16 to 20(both inclusive).
 - 2) M/S PACL Limited have been allotted flat 702 on seventh floor of the society as per the society records.
 - 3) M/S PACL Limited has not created any mortgage, lien on the said property as per the society records.
 - 4) There are "No outstanding dues of M/S PACL Limited towards flat 702 on seventh floor" as per the society records.
- The society has "No Objection" for transferring and sale of the property and said shares.

Thanking You.

Amey Jain

For Authorized Signatory

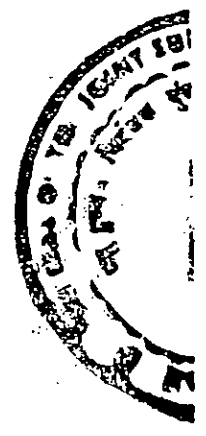


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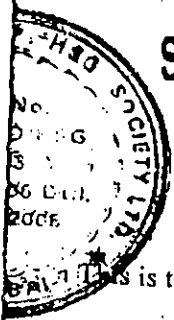
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Share Certificate No. 04 - Members Registration No. _____ No of Shares Five

SHANTA SHIVAM CO-OPERATIVE HOUSING SOCIETY LIMITED

SHARE CERTIFICATE

Reg. No. : MUM/WD/HSG/(TC) 8533 Year 2005- 2006
8, Babulnath Road, Mumbai - 400 007.



This is to certify that Shri / Smt. M/s. Renu Sharma

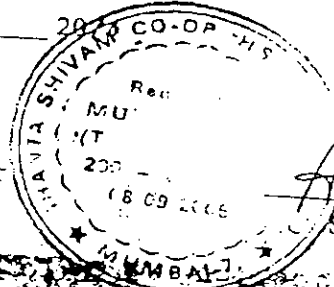
is the Registered Holder of 5 fully paid up shares of Rs. 50/- each
numbered from 16 to 20 both inclusive,
in bearing Flat 702 no. 7th Floor
in SHANTA SHIVAM CO-OPERATIVE HOUSING SOCIETY LIMITED.

Subject to the Bye-Laws of the said society.

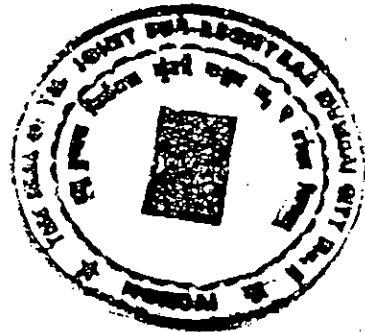
Given under the Common Seal of the said society at mumbai.

This 26th day of June 2011

Satish Kumar
Chairman

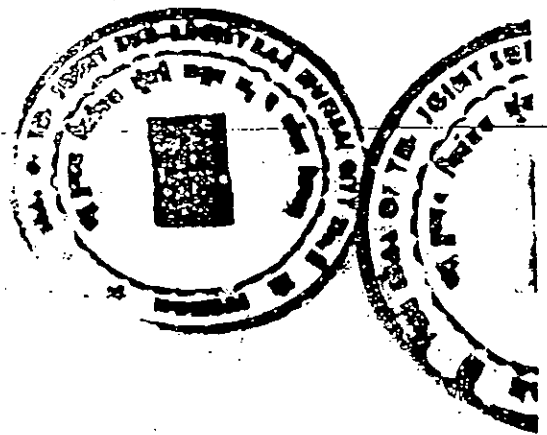


Arjun
Secretary



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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES					
Date of Transfer	Transfer No	Regn. No of Transferor	To Whom Transferred		Regn. No of Transferee
22.07.2012	1		M/s Pach Ltd. S. R. R. R. Chairman	 Secretary	
			Chairman	Secretary	
			Chairman	Secretary	
			Chairman	Secretary	
			Chairman	Secretary	
			Chairman	Secretary	



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MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/8370/D/A

To
M/s. Orbit Cybertech Ltd.
The Angel, 3rd floor,
2, Krishna Sanghi Path, Gamdevi,
Mumbai-400 007.

Ex. Eng. Bldg Proposal (City) - T
E Ward Municipal Offices 3rd Floor,
10 S. K. Hazar, Main Marg, Byculla,
Mumbai - 400 008.

Sub: Part Occupation Certificate for proposed
redevelopment of property bearing C.S.No.433
& 1/433 of Malabar Hill Division, Babulnath
Road, D-Ward, Mumbai

Ref: Your Architect's letter dated 16.09.2004

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no
objection to occupy the Bldg. under reference for Basement + stilt + 1st to 5th
(parking) + 6th to 9th and 10th (part), which is constructed under supervision of
Architect Shri Kadakia N.K. (Regn. No. K/314/LS) and Regd. Structural Engineer
Shri. H.R. Mahimtura (Regn. No. STR/M/63) subject to following conditions

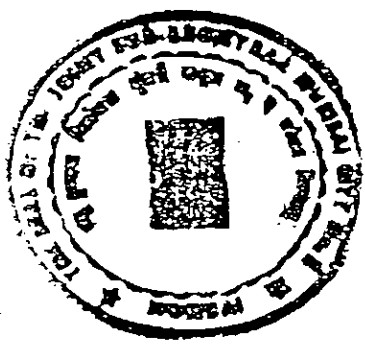
- 1) That balance I.O.D. and amended plan approval letter conditions shall
complied with
 - 2) Separate P.R. Card for the setback area transfer in the name of G.M.
shall be submitted.
 - 3) That the completion certificate from M.H.A.D.A. shall be submitted.
 - 4) That the final N.O.C. from M.H.A.D.A. shall be submitted.
- This occupation permission is granted without prejudice to rights of
M.C.G.M. to take action under Section 253-A of M.C.A. Act, if found necessary.
A set of plans duly stamped/signed showing occupation permission
granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

[Signature]
Deputy Engineer
Building Proposals (City).

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बवई-२
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
IIT INSURANCE BROKING AND RISK
MANAGEMENT PRIVATE LIMITED

25/09/2008

AABC19741E

IIT INSURANCE BROKING AND RISK
MANAGEMENT PRIVATE LIMITED

Authorised Signatory
Authorised Signatory



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धार्मिक सेवा संख्या /PERMANENT ACCOUNT NUMBER
ALFPS6333N

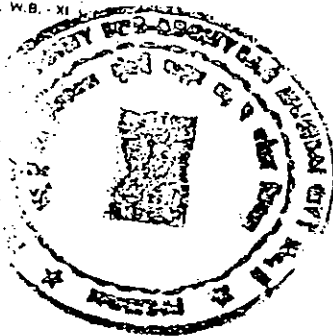
नाम /NAME
KANCHAN KUMAR SARKHEL

पिता का नाम /FATHER'S NAME
KANU LAL SARKHEL

जन्म तिथि /DATE OF BIRTH
07-02-1956

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, प.प. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



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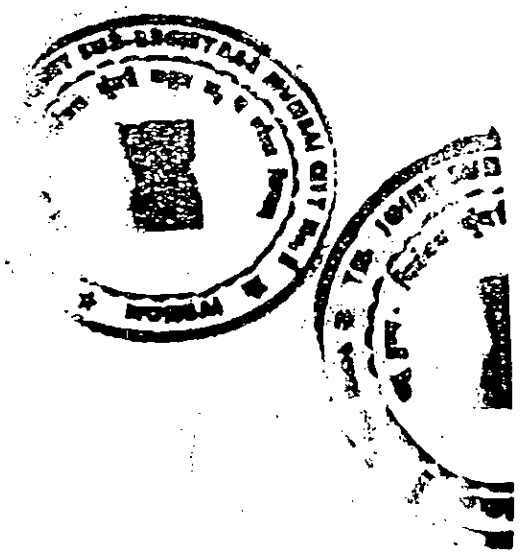


इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संगुल आयकर आयुक्त (पदाति एवं तकनीकी),
फ़ी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the Issuing authority :
Joint Commissioner of Income-tax (Systemic & Technical),
P-7,
Chowringhee Square,

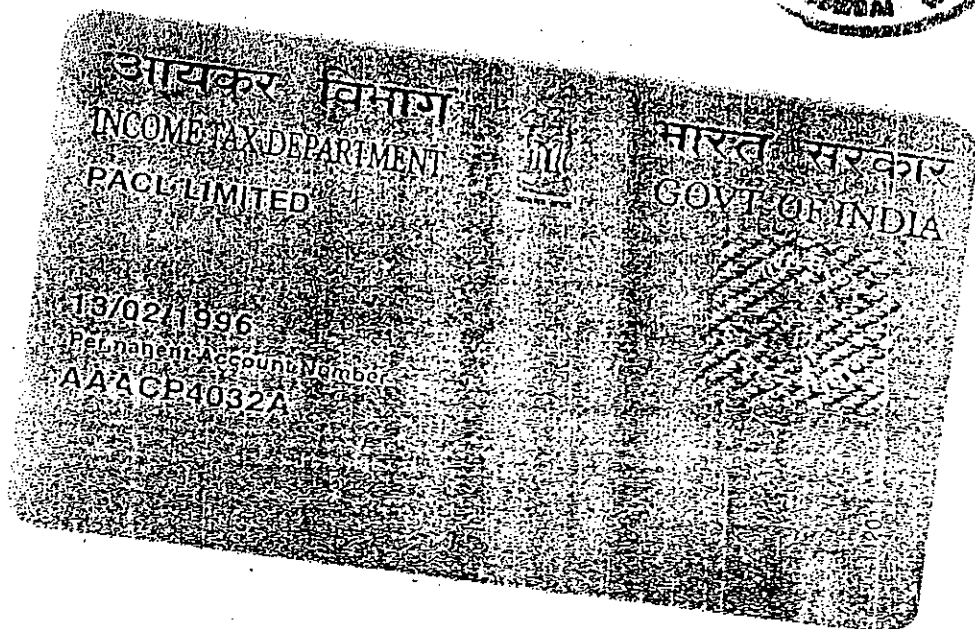
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[Signature]
Signature

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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH02 21050831508 DOB: 23-08-2008
Valid Till: 18-07-2019 (NT)

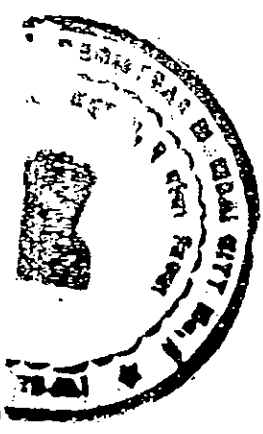
OLD 15-09-2013
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DCI
LAN 23-08-2008

FORM 1
RULE 19(2)

DOB: 20-07-1968 BG

Name: VINOD PRABHU
S/O. DR. K. N. PRABHU
ADD: 408, KRISHNA APTS, ANAND NAGAR
C.S. ROAD, DAHISAR - EAST
MUMBAI
PIN: 400068
Signature & ID of Issuing Authority: MH02 1017216

Signature/Thumb Impression of Holder



बजई - २		
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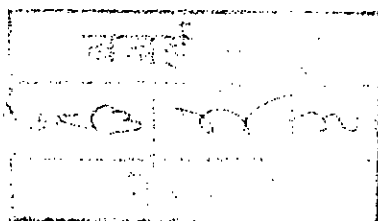
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Deh Agant

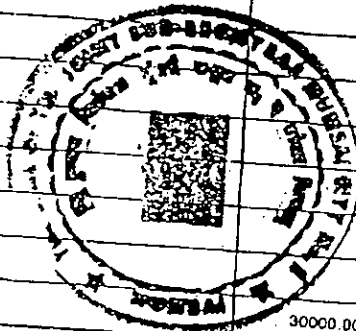


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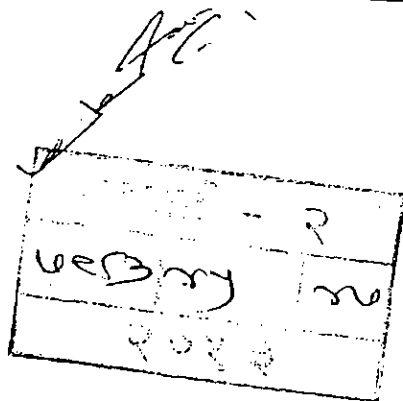
CHALLAN
MTR Form Number-5

GRN	MH000673417201314M	BARCODE	MH000673417201314M		Date	07/11/2013	Form ID	25.1
Department	Inspector General of Police	Type of Challan	Registration Fee	AMOUNT	DATE	REMARK		
Sl.No.	Deface Number	30000.00	22/07/2013	119-10147	Payer Details	JGR183(BOM2)		
Office	BOM2_JT SUB REGISTRA MUMBAI CITY 2		PAN No. (If Applicable)	AABCI9741E				
Location	MUMBAI		Full Name	IT INSURANCE BROKING AND RISK MANAGEMENT PVT LTD				
Year	2013-2014 One Time		Flat/Block No.	CTS NO 433 AND 1/433				
Account Head Details	Amount In Rs.	Premises/Building						
0030063301 Amount of Tax	30000.00	Road/Street	AREA 1350 SQ FT					
		Area/Locality	MALABAR HILL					
		Town/City/District						
		PIN	4 0 0 0 0 7					
		Remarks (If Any)	PAN2-AAACP4032A-PN=PACL LIMITED-CA=95000000					
Total	Amount In Words	Thirty Thousand Rupees Only						
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	REF No.	0230004201311074265E 127203515					
Challan/DD No	Date	07/11/2013-12:35:53						
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA						
Branch	Scroll No., Date	31108, 08/11/2013						
Validity	Unknown							



Digitally signed by
PRAKASH N. CHAVAN
Date: 2013.11.08
10:36:13
Reason: See Document
Location: India

[Handwritten signature]



(71)

Primary: (GoshwaraBhag-1)

11/11/2013

शुक्रवार, 22 नोव्हेंबर 2013 10:23 म.पू.

दस्त गोपवारा भाग-1

बवड2

दस्त क्रमांक: 7983/2013

दस्त क्रमांक: बवड2 /7983/2013

वाजार मूल्य: रु. 9,64,15,000/- मोबदला: रु. 9,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.48,21,000/-

द. नि. सह. दु. नि. बवड2 यांचे कार्यालयात

अ. क्र. 7983 वर दि.22-11-2013

रोजी 10:18 म.पू. वा. हजर केला.

पावती:9528

पावती दिनांक: 22/11/2013

सादरकरणाचा नाव: आय आय टी इन्शुरन्स ब्रोकिंग एंड
रिस्क मॅनेजमेंट -प्रा लि तर्फे ऑथो सिग्रेटरी -कांचन कुमार
सरखेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 940.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 47

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

सह दुय्यम निबंधक, मुंबई-2

सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 22 / 11 / 2013 10 : 18 : 23 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 11 / 2013 10 : 19 : 15 AM ची वेळ: (फी)

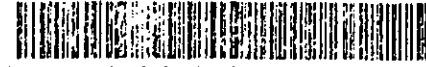
प्रतिज्ञापत्र

महान दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या वस्तुदेवमुक्तात नोंदणीत
शरत करिता आहे. * दस्तावेज पूर्ण संपूर्ण निवादादक व्यक्ती, राक्षोदार व
साक्षी जोडलेल्या कर्मचाऱ्यांनी सत्यता तपासली आहे. * दस्ताची सत्यता, केवळ
आपदीशीच आहे. तसे दस्त निवादादक व वस्तुदेवमुक्ता हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:





22/11/2013 10:25:02 AM

दस्त गोपवारा भाग-2

बवई-2

दस्त क्रमांक: 7983/2013

दस्त क्रमांक: बवई-2/7983/2013

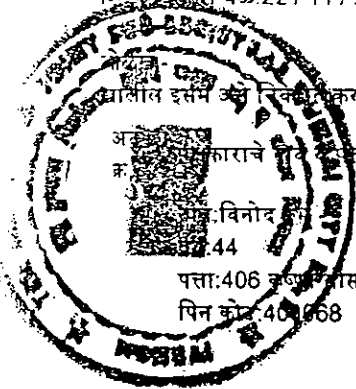
दस्तावा प्रकार: करारनामा



क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आय आय टी इन्शुरन्स ब्रोकींग एंड रिस्क मॅनेजमेंट - प्रा लि तर्फे आंधो सिग्रेटरी - कंचन कुमार सरखेल पत्ता: फ्लॉट नं: -, माळा नं: 2 रा मजला, इमारतीचे नाव: राजावहादूर मेशन, ब्लॉक नं: फोर्ट मुं 01, रोड नं: 28 तोंबे समाचार मार्ग, ... पिन नंबर: AABCI9741E	लिहून घेणार वय: -57 स्वाक्षरी:		
2	नाव: पी ए सी एल लि तर्फे आंधो सिग्रेटरी परमजीत मिंग कांडा पत्ता: फ्लॉट नं: -, माळा नं: 7 वा मजला, इमारतीचे नाव: गोपाल दास भवन, ब्लॉक नं: न्यू दिल्ली, रोड नं: 28 वाराखंडा रोड, ... पिन नंबर: AAACP4032A	लिहून घेणार वय: -46 स्वाक्षरी:		

वरील दस्तऐवज करून देणार व स्वाक्षरी करारनामा चा दस्त ऐवज करून दिल्याचे कळुन करताना.

दिनांक: 3 ची वेळ: 22 / 11 / 2013 10 : 20 : 27 AM



ध्यानील इसीत असे नमूद करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विनोद पत्ता: 406 कृष्ण नगर आनंद नगर दहीमर पिन कोड: 401068	स्वाक्षरी		
2	नाव: आकाश अग्रवाल - - वय: 24 पत्ता: बी 2/102 आस्था सोमा एल आय जी आवास जवळ मुरत पिन कोड: 395007	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 22 / 11 / 2013 10 : 21 : 08 AM

शिक्का क्र.5 ची वेळ: 22 / 11 / 2013 10 : 21 : 21 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-2

प्रमाणित करणेत येते की
दस्तामध्ये एकूण ... पाने आहेत
पुस्तकक्रमांक: 7983/2013

नोदला 22 NOV 2013
दिनांक

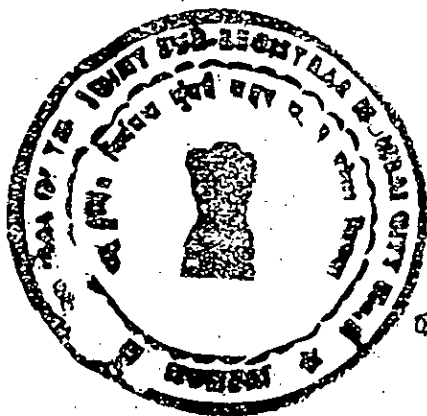
सह. दुय्यम निबंधक मुंबई-2/7983/2013

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

(69)



खरी प्रत
नकल तपासली
नकल केली

(Signature)
फॉर्म लिपिक

श्री/श्रीमती आकाश आचार्य
राजा भावे ता. 22/11/2013 च्या अर्जातुसार
नकल दिली तारीख 28/11/2013

सह मुख्य निवेदन मुख्य न्यायाधीश क्र. 2

(68)
(45)

Share Certificate No 04 - Members Registration No _____ No of Shares Five

SHANTA SHIVAM CO-OPERATIVE HOUSING SOCIETY LIMITED

SHARE CERTIFICATE

Reg. No. : MUM/WD/HSG/(TC) 8533 Year 2005- 2006
8, Babulnath Road, Mumbai - 400 007.

This is to certify that Shri / Smt. M/s. Renu Pharma

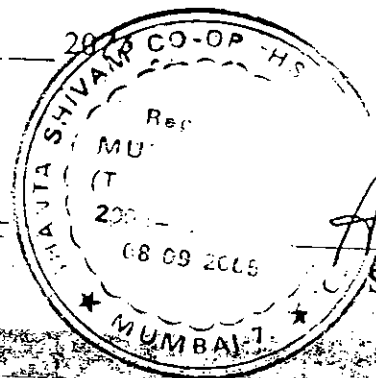
is the Registered Holder of 5 fully paid up shares of Rs. 50/- each
numbered from 16 to 20 both inclusive,
in bearing Flat 702 no. 7th Floor
in SHANTA SHIVAM CO-OPERATIVE HOUSING SOCIETY LIMITED.

Subject to the Bye-Laws of the said society.

Given under the Common Seal of the said society at mumbai.

This 26th day of June 2007

Sita Rani
Chairman

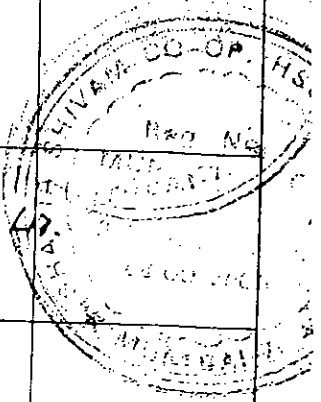


Arsha
Secretary

(67)
(42)

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No	Regn. No of Transferor	To Whom Transferred	Regn. No of Transferee
22.07.2012	- 1 -		M/s Pach Ltd Sita Rani Chairman Secretary	
12.01.2014	- 2 -		IIT INSURANCE BROKING II AND AND RISK MANAGEMENT PVT. LTD. Sita Rani Chairman Secretary	
			Chairman Secretary	
			Chairman Secretary	
			Chairman Secretary	
			Chairman Secretary	



MR NO 2546-47/2014 @ June 3 01/07/16 AM (SG)



IITL GROUP

IIT
INVESTRUST
LIMITED

(66)
(41)

June 25, 2016

Hon'ble Mr. Justice R.M. Lodha (Retd.)
Committee constituted by the Supreme Court of India in the matter of PACL Ltd.,
The Ashok, Annexe Building, (Oudh Corridor),
50-B Chanakyapuri, New Delhi-110021

Respected Sir,

Sub: ENQUIRY BY THE OFFICERS OF UTI INFRASTRUCTURE TECHNOLOGY AND SERVICES LTD.
WITH RESPECT TO OUR COMPANY'S PREMISES ON 11.06.2016

This has reference to the visit by few officers from UTI Infrastructure Technology and Services Ltd., on June 11, 2016 at the residential premises owned by our Company, being Flat No. 1101 & 1101A, 11th Floor, Lokhandwala Galaxy, N.M. Joshi Marg, Near "S" Bridge, Byculla (West), Mumbai 400 011.

These officers informed that their visit was in compliance of directions of a Committee chaired by your good self, to visit the apartment and ascertain its saleability for raising funds to repay the investors of M/s PACL Ltd. in compliance with court orders.

Sir, PACL Ltd. has no right, title or interest in this premises as it has been purchased by our Company vide Deed of Transfer dated November 15, 2013, duly registered as per law. Copy of the registered sale deed evidencing the sale is enclosed for your kind perusal as ANNEXURE - A. At the time of purchasing this apartment, our company had tendered consideration of Rs. 4,50,00,000 (Rupees four crores and fifty lakhs only), after getting a valuation carried out by an independent valuer. Copy of the valuation report is enclosed herewith for your kind consideration as ANNEXURE - B.

We hope this clarifies any doubts in the matter. In case the officers of UTI Infrastructure Technology and Services Ltd. or the Committee members require any further clarifications, the undersigned may be contacted.

Thanking you,

Yours sincerely,
For IIT Investrust Limited

G. Jeevanantham
Director



Encl: A/a

CIN No. U67190MH1992PLC070247

Regd. Office : Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Fort, Mumbai - 400 001.
Tel.: (+91) 22-4325 0100 / 163 / 162 / 2262 6847 / 2262 6844 • Fax : (+91) 22-2265 1105
Mail : iitinvestrust@iitlgroup.com • Website : www.iitinvestrust.com

(65)
(440)

Observations of our valuers during the site visits of Mumbai properties carried out on 10.06.2016 and 11.06.2016

Sr. No.	MR NO.	Property	Remarks
1	2546/14	Flat no. 1101A, 11th floor, Lokhandwala galaxy, 259 sq feet	* Merged with 1101 (Cannot be identified separately in the absence of approved plan) * Occupied by Dr. Samuel, * informed to be already sold in the year 2013. if owned by PACL , can be sold with 1101
2	2547/14	Flat no. 1101, 11th floor, Lokhandwala galaxy, 998 square feet	* Merged with 1101A (Cannot be identified separately in the absence of approved plan) * Occupied by Dr. Samuel, * Informed to be already sold in the year 2013. If owned by PACL, can be sold with 1101A.
3	2548/14	Flat No. 702, 07th Floor, Shivam Building, Babulnath Road, Mumbai -400007. City Survey No. 433 and 1/433 of Malabar, Cumbala Hill.	* Occupied by unknown claiming to be owner. * Informed to be already sold in the year 2013.
4	4227/15	Office Premises No. 213, 2nd Floor, Bonanja Arcade, Mogra Village, S.V. Road, Andheri (W), Mumbai-400058	* Merged with entire floor. * Unit was locked, keys were not available with PACL officer.
5	2551/14	Flat No. 704, D wing, 7th Floor, Dheeraj Residency Chs Ltd, Cts No 1a/2 sl no. 6 (pt) square meter 59.1	* Internal visit not permitted. * It seems sold by PACL. * As per building security person occupied by someone else not in possession of PACL. * Unit was locked
6	4242/15	204, 205, 214 (1396.0) Sq. Fts.	* Merged with 204, 205, 214 and common passage of building.

Microsoft
Outlook Web App

Type here to search

Entire Mailbox



Options



Sign out

Mail

Calendar

Contacts

Deleted Items (1)

Drafts [16]

Inbox (30)

Junk E-Mail

Sent Items

Click to view all folders

Manage Folders...

Reply

Reply All

Forward



Junk

Close



comments on observation committeepacl

Sent: 01 July 2016 10:57

To: representativepacl@gmail.com

Cc: hamid.adv@gmail.com

Attachments: Copy of observations of mu~1.xls (31 KB) [Open as Web Page]

Sir,

Please refer to the meeting held on 27/06/2016 at the office of the Committee. During the course of discussion, observation by the agencies engaged by the Committee for inspection and e auction of the properties were also discussed. It was brought to your notice that despite making details of more than 2500 property documents, the inspection thereof have been facilitated. It was also discussed that on several occasion, it had been observed that though agencies were facilitated with the inspection, however, the inspection were not provided for reasons inter- alia, keys were not available. property found to be sold, not owned by the company etc, resulting in waste of time and money. You may appreciate that after several reminder, inspection of properties at Noida was provided, however, subsequently, it was unearthed that some of the properties were claimed to have been sold, hence, not available for inspection and sale thereof.

In this regard, as discussed, please find attached the observation of the agency w r t properties inspected at Mumbai. You are advised to revert/provide your comments on urgent basis by end of the day so that further action can be taken by the Committee.

Regards

Nodal officer cum Secretary

Connected to Microsoft Exchange



06/02/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

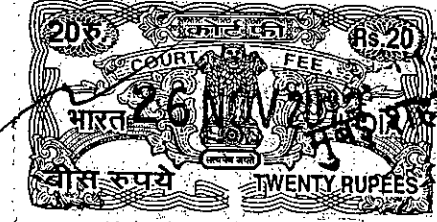
दस्त क्रमांक : 7908/2013

नोदणी :

Regn.63m

गावांचे नाव : 1) भायखळा

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 45000000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टांकार आकारणी देतो की पट्टेदार ते नमुद करावे) 18642000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ 1) 0 NA
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.



(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव:- पी.ए.सी.एल. लिमिटेड तर्फे अॅथो सिग्रेटरी परमजीत सिंग . कांडा वय:-46; पत्ता:- प्लॉट नं: , माळा नं: 7 वा मजला, इमारतीचे नाव: गोपाळदास भवन, ब्लॉक नं: न्यू दिल्ली, रोड नं: 28 बारखंबा रोड, दिल्ली, सेंट्रल दिल्ली. पिन कोड:-110001 पॅन नं:- AAACP4032A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:- आय.आय.टी. इन्वेस्टर्स लिमिटेड तर्फे संचालक भागचंद . महेश्वरी वय:-54; पत्ता:- प्लॉट नं: , माळा नं: 2 रा मजला, इमारतीचे नाव: राजाबहादुर मेशन, ब्लॉक नं: फोर्ट, रोड नं: 28 बॉम्बे सभाचार मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAAC11030R

- (9) दस्तऐवज करून दिल्याचा दिनांक 15/11/2013
- (10) दस्त नोंदणी केल्याचा दिनांक 20/11/2013
- (11) अनुक्रमांक, खंड व पृष्ठ 7908/2013
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2250000
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरा

खारी प्रत
नक्कल तपासली
नक्कल केली

श्री/श्रीमती राजू भायखळा
याना त्यांचे ता. 07/11/13 च्या अर्जानुसार
क्र. १८० नक्कल दिली तारीख ०८/११/१३



कायदे मंत्रालय लिपिक

सह दुय्यम निबंधक-मुंबई शहर क्र. २

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

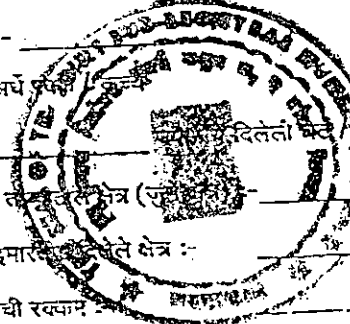


महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुद्रांकन अधिनियम २०१०

(61)
(36)

१. दस्ताचा प्रकार :- करावनामा अनुबंध क्रमांक
२. सादरकर्त्याचे नाव :- आय आय टी इन्वेस्टमेंट्स प्रा. लि.
३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
४. गावचे नाव :- ३१२२२६१
५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- ९८५२
६. नूतन दर दिभाग (झोन) :- ८ उपविभाग ७६
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
८. प्रति चौ. मी. दर :- ९९३०००
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ९२४६/३२२ एकतरे / मिल्ड अप चौ. मीटर / फूट
१०. कारपाकिंग :- ९ गच्ची :- पोटाळा :-
११. नजला क्रमांक :- ९९ वा
१२. बांधकाम वर्ष :- घसारा :-
१३. बांधकामाचा प्रकार :- आवासीय / इतर पक्को / अर्ध पक्का
१४. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- दिलेला नसत
१५. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या तक्त्यातील क्षेत्र (एकतरे) :-
२. नवीन इमारत दिलेले क्षेत्र :-
३. भाड्याची रक्कम :-
१६. लिहू अॅन्ड लायसन्सचा दस्त :- १. प्रतिमास भाडे रक्कम :-
निवासी / अनिवासी २. अनामत रक्कम / आगवू भाडे :-
१७. निर्धारित केलेले बाजारमूल्य :- ७००८५९८ १८८८२०००/-
१८. दस्तामध्ये नोंदविलेली मोबदला :- २०१३ ४५०,००,०००/-
१९. देय मुद्रांक शुल्क :- २२५०००० भरलेले मुद्रांक शुल्क :- २२५००००
२०. देय नोंदणी फी :- ३००००/-



२१. कायदाधारी :- २

१८८८२०००/-
४५०,००,०००/-

२२. दिनांक

सह मुख्यम निदेशक

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OFFICE OF THE SECRETARY



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CHALAN
MTR Form Number-3

GRN	MH 000 672237 201314M	BARCODE	Date 07/11/2013-10:31:51		Form ID 25.1
Department	Inspector General Of Registration		Payer Details		
Type of	Registration Fees		TAX ID (If Any)		
Payment			PAN (If Applicable)	AAAC11060R	
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name	IIT INVESTRUST LIMITED	
Location	MUMBAI		Flat/Block no.	CTS NO 1952	
Year	2013-2014 One Time		Premises/Bldg		
Account Head Details		Amount In Rs.	Road/Street	AREA 999 SQ FT	
003G063301	Amount of Tax	30000.00	Area/Locality	BYCULLA	
			Town/City/District		
			PIN	4 0 0 0 1 1	
			REMARKS	PAN2=AAACP4032A-PN=PACL LIMITED-CA=45000000	
			(If Any)		
			Make payment at any of the listed branches * of		
			BANK OF MAHARASHTRA		
			handling Government of Maharashtra Business		
			Before 14/11/2013		
Total		30000.00			
Amount In	Thirty Thousand Rupees Only				
Words					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	REF No.		
Cheque/DD No.		Date			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No.	17 NOV 2013		

Mobile No. : Not Available



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Nature of Document		Registrable/Non Registrable	
Registration Details		If Registrable, Date of Registration	
Consideration Amount		Stamp Duty Amount	
Stamp Duty Amount		Authorized Person's Signature & Seal	
Name of the other party through Name & Address		Authorized Signatory	

City: 52211
B.Y.L. 4110
1552
4.50 00000
IIT INVESTMENT LTD.
RACL LIMITED
22.50 00000
FOR IIT SHAREHOLDING LTD.
(PRASHANT VALLABH)
Authorized Signatory
MUMBAI

6001
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only 324 Sq. Feet

Token No: 562

Document Type : REGISTERED

Nature Of Document : Property Document

IIT SHAREHOLDING LIMITED - FRANKING DEPOSIT SLIP
Rotunda Bldg., Gr. Flr., Ambalal Doshi Marg,
Fort, Mumbai - 400 001. Tel. 2272 3252, 2272 2253
License no. : D-5/STP(V)/C.R.12/2004/1192-94 / 04
License no. : D-5/STP(V)/C.R.1002/02/05/383 to 391
License no. : D-5/STP(V)/C.R.1002/03/06/964-967
License no. : D-5/STP(V)/C.R.1002/04/07/1011-1147/2007

Receipt No. : 484803 Date : 12/11/2013
Pay to : IIT SHAREHOLDING LTD.

Total No. of Documents: 1
Franchising Value : Rs. 2,250,000.00
Service Chg @ Rs. 10 per Doc: Rs. .00
Total : Rs. 2,250,000.00

Name of the stamp duty paying party :
IIT INVESTMENT LTD.

Payment Mode : A/c Transfer

Trf: 2,250,000.00

Drawn on Bank : AXIS BANK

Tran (For Office Use Only)

Franking Sr. No.

(Signature)

(Franchising Value x Number of Documents)

2250000 X 1

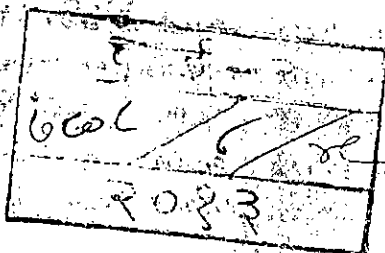
IIT SHAREHOLDING LTD.
DELIVERED FRANKED DOCUMENTS



WHEREAS:

- 600/6/02
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- (55/33)
1. Land situated at C.S. no. 1952 at Byculla, more particularly known as Kabutarpada situated at N.M. Joshi Marg, Byculla (w), Mumbai - 400 011 and measuring about 3466.75 sq.mtrs. more particularly described in the First Schedule hereunder is owned by BMC, upon which there were 5 buildings accommodating therein 118 residential tenants and 38 commercial tenants and was known as Laxmi Niwas (hereinafter referred to as the 'said Property'). The tenants of Laxmi Niwas organized and formed themselves into a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960, under the name of Laxmi Niwas Co-operative Housing Society having registration no. BOM/W/HSG(TC)/7964 of 1996-97 on 30/1/1997.
 2. Thereafter, upon the BMC's approval, the aforementioned land and the property thereon was re-developed in pursuance of a tripartite agreement dated 24th April, 1997 entered into between the then Jt. Municipal Commissioner/Dy. Municipal Commissioner, the tenants of the aforementioned society and the developer, namely, Saikrupa Builders and Developers Pvt. Ltd (hereinafter referred to as 'the Developer'). The tripartite agreement provided for the accommodation of the then tenants in the re-developed property with rights given to the developer to sell the remaining units/Flat in the property in the open market. Further, the BMC, vide resolution no. 569 dated 16th July, 2002 granted separate leases for rehabilitation building and the sale building in respect of the development of the project of Laxmi Niwas for a period of 60 years which may be renewed or continued afresh on the terms and conditions as may be decided as per the prevailing rules and regulations and circumstances.
 3. The Developer has re-developed the said Property in accordance with the plans approved by the BMC and constructed thereon a building known as Lokhandwala Galaxy comprising of podium and stilt and 18 upper floors on the land described in Part II of the First Schedule, which forms part of total land described in Part I of the First Schedule.
 4. The Transferor purchased two flats bearing flat nos. 1101 and 1101A vide 2 separate Agreements, both dated April 16, 2005 on the 11th Floor of the re-developed building known as Lokhandwala Galaxy together with car parking space, common area, common facilities, situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (w), Mumbai 400 023 (hereinafter referred to as 'the said Flats'), more particularly described in the Second Schedule hereto. The said Flats are a part of the Lokhandwala Galaxy Housing Complex (hereinafter referred to as the 'said Society') of which the Transferor is a registered member and is holding 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 250 to 254 (both inclusive) as per Share Certificate No. 50 issued by the Society against the Flat No. 1101 and is holding 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) as per Share Certificate No. 51 issued by the Society against the Flat No. 1101A (hereinafter called "the said Shares") and is entitled to the beneficial right, title and interest into and over the said Flats.
 5. The Transferor is seized and possessed or otherwise well and sufficiently entitled to the said Flats.
 6. The Transferor is entitled to sell, transfer, convey and assign all its right, title and beneficial interest in the said Flats alongwith the said Shares. In furtherance of negotiations between the Transferor and the Transferee, the Transferor has agreed to sell/transfer and the Transferee has agreed to purchase, the said Flats on the terms and conditions contained herein.

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7. The Transferor has agreed to sell and transfer to the Transferee and the Transferee has agreed to purchase and acquire all right, title and interest of the Transferor in the said share certificate Nos. 50 and 51 and in Flat Nos. 1101 and 1101A on the 11th Floor of Lokhandwala Galaxy building situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (W), Mumbai 400 011 for a sum of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lacs Only) on the terms and conditions hereinafter contained.
8. The Transferor has obtained the consent of the said Society for the transfer of the said Shares and said Flats in favour of the Transferee. In this connection, the said Society has by its letter dated November 12, 2013 (a copy whereof is hereto annexed and marked as Annexure) granted its No Objection to the Transferor for the sale and transfer of the said Flats in favour of the Transferee.
9. The Transferee has paid to the Transferor consideration amount of Rs.4,45,50,000/- (net after TDS) by way of Cheque no.138461 dated 08.10.2013 for Rs. 4,45,50,000/- drawn on Axis Bank Limited.

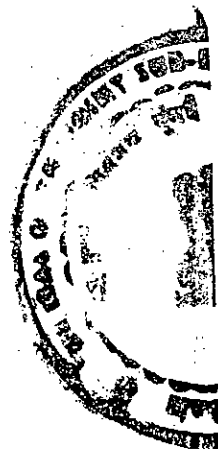
Both, the Transferor and Transferee are also referred to individually as 'Party' and collectively as 'Parties'.

NOW THIS DEED WITNESSETH AND ITS IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. In pursuance of the negotiations between the Parties and in consideration of Rs. 4,45,50,000/- (net after TDS) paid by the Transferee to the Transferor by way of Cheque no.138461 dated 08.10.2013 for Rs. 4,45,50,000/- drawn on Axis Bank Limited being the full and final consideration received by the Transferor before the execution of these presents (the payment and receipt whereof the transferor doth hereby admit and acknowledge), the Transferor doth hereby grant, convey, assign and transfer unto the Transferee the said Flats with the fixtures and fittings thereon alongwith all the Transferor's right, title and interest in its shareholding of 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 250 to 254 (both inclusive) issued under Share Certificate No. 50 (towards Flat No. 1101) and 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) issued under Share Certificate No. 51 (towards Flat No. 1101A) of the said Society (to be transferred with beneficial right, title and interest into and over the said Flat, bearing No. 1101 and 1101A of the 11th Floor of Lokhandwala Galaxy building situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (W), Mumbai 400 011 and more particularly described in the Second Schedule hereto) free from all encumbrances and reasonable doubts.
2. The Transferor shall immediately upon the execution hereof handover quiet, vacant and peaceful possession of the said Flats to the Transferee as the absolute owner thereof. In addition thereto, upon the execution hereof handover to the Transferee the original share certificates and Articles of Agreements dated 16th April, 2005 together with antecedent documents, if any, available with the Transferor.
3. The Transferor hereby represents, declares and covenants that –
- (a) The aforementioned Articles of Agreements dated 16th April, 2005, are valid and in subsistence as on the date of execution hereof and the same have not been terminated under the proviso to clause 9 thereof.

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(b) the said Flats are owned by the Transferor and the same are in the name of the Transferor in the books and all other records of the said Society and the said Flats are free from all attachments, liens, charges, mortgages and encumbrances and no income tax proceedings are pending against the Transferor and/or no notice under rule 2 of the second schedule to the Income Tax Act, 1961 has been received by the Transferor and in the event of any claim in respect of any encumbrance, mortgage etc. and/or claim of income tax dues, the Transferor shall indemnify and always keep the Transferee indemnified against any such claim, demand or loss.

(c) the Transferor has good right, full power and absolute authority to sell the said Flats and there is no impediment or restraint or injunction against the Transferor from being able to do so;

(d) the Transferor is in exclusive occupation and possession of the said Flats and except the Transferor, no other person(s) has(ve) any right, title, interest, claim or demand of any nature whatsoever upon the said Flats;

(e) The Transferor has paid all charges, dues and other expenses on the said Flats and there are no outstanding amounts or arrears payable to the said Society in respect of Municipal taxes, the outgoings of the said Society, electricity bills and any other charges in respect of the said Flats. Further, the Transferor does not owe any liability towards any costs, charges or expenses whatsoever in respect of the said Flats to any government authority or any other person;

(f) the said Flats are free from all litigations and disputes;

(g) Notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons lawfully or equitable claiming by, from, through, or in trust for the Transferor, the Transferor has full power and absolute authority in its own right to transfer the said Flats and to relinquish and transfer all its rights, title and interest therein in favour of the Transferee;

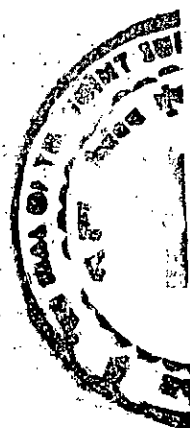
(h) Neither the Transferor nor any one on its behalf has committed or omitted to do, any act, deed, matter or thing whereby its holding of the said-shares and interest therein thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Flats and other rights and benefits in respect thereof, may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and its other rights and interest therein may become liable to attachment and/or sale whether by a decree of the Competent Court or otherwise.

(i) The Transferor has not created or purported to create any tenancy, licence, charge, lease, mortgage, lien or any kind of third party rights over the said Flats and no other person or party have any right, title or interest, claim or demand in, to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances;

(j) The Transferee shall upon the execution hereof and receipt of possession as hereinabove mentioned, be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said Flats together with all the deposits and any other amount (if any) lying to the credit of the Transferor in the said Society's account as on the date of this Deed, for unto and to the use and benefit of the Transferee without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Transferor or any person or persons claiming through, under or in trust for the Transferor;

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- (k) The Transferor has duly complied with and observed all the Rules, Regulations and By-laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and By-laws of the said Society nor are there any actions or proceedings against the Transferor instituted by the said Society or any member of the said Society in respect of the said Flats including any notice or action for expulsion or termination of the Transferor as the member of the said Society;
- (l) The Transferor has not received any notice of acquisition or requisition of the said flats and/or the said shares.

The Transferee has purchased the said Flats based on the representations, declarations and covenants of the Transferor.

The Transferor shall do all such further acts, deeds, matters and things and execute all such further writings as may be necessary to give effect to the provisions of these presents and to effect the sale and transfer of the said Flats in favour of the Transferee as may be necessary.

4. The Transferor hereby indemnifies the Transferee and/or its successors/assignees in title against all loss, damages, cost and expenses which may be suffered by the Transferee from the Society, Municipal Corporation of Greater Mumbai or any other authority in respect of the said Flats on account of any claim for the period prior to the execution hereof, and the Transferor shall reimburse the Transferee and/or its successors and/or its assignees in title for the same.

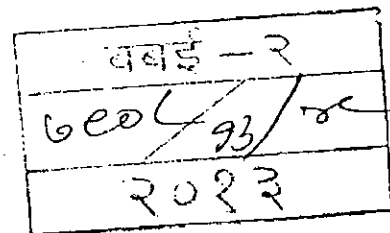
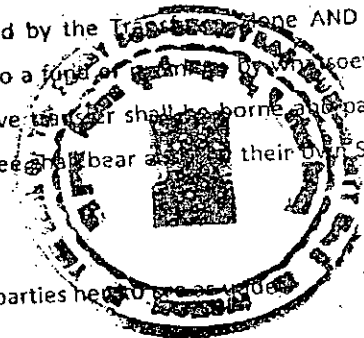
5. All costs, charges and expenses, if any, incidental to this Deed including society charges, stamp duty and registration charges shall be borne and paid by the Transferee alone AND THAT all transfer fees and / or donation and / or contribution to a fund or scheme by whatever name called, if any, payable to the said Society for the above transfer shall be borne and paid by the Transferee alone and the Transferor and the Transferee shall bear and pay their own Solicitors / Advocates professional costs and fees.

6. The Income Tax Permanent Account Numbers of the parties hereto are as follows:

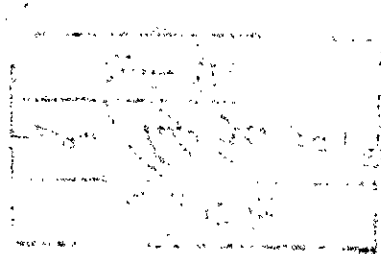
1. Transferor – PACL Limited
2. Transferee – IIT Investtrust Limited

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FIRST SCHEDULE

PART I

All that piece and parcel of land ground of plot situated, lying and being in City Survey No. 1932 of Byculla, more particularly known as Kabutarpada situated at N.M. Joshi Marg, Byculla (w), Mumbai - 400 011 admeasuring about 3766.75 sq.mtrs. or thereabouts or more and bounded as follows:-

- On or towards the North by :- Keshwarao Khade Marg
On or towards the South by :- Partly by Maruti Lane and Partly by Mayekar Building
On or towards the East by :- N.M. Joshi Marg
On or towards the West by :- Partly by Jai Amba Building and Partly by Indian Hotel Company Staff Quarters (Taj Mahal Hotel)

PART II

All that piece and parcel of land admeasuring about 1233.28 sq. mts. Situated at Byculla (W), Mumbai 400 011 the same being portion of land described in First Schedule hereinabove and bounded as follows:

- On or towards North : Keshavrao Khadya Marg
On or towards East : Rehabilitation building
On or towards South : Recreation ground
On or towards West : Plot of land bearing C.S. No. 3A, 3B/1928

SECOND SCHEDULE

Flats being, Flat No. 1101 with Super Built-up area of 1247 sq.ft and Built-up Area of 998 sq.ft. and Flat No. 1101 A with Super Built-up area of 324 sq.ft and Built-up Area of 324 sq.ft. in the 11th Floor of Lokhandwala Galaxy building situated, and 324 sq.ft. at C.S. no. 1952, N.M. Joshi Marg, Byculla (w) , Mumbai 400 011 together with car parking space, common area, common facilities in the building constructed in the year 2004.

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

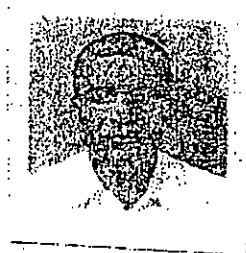
SIGNED AND DELIVERED

by the withinnamed Transferor)
PACL LIMITED, through the hand)
of its Director /Authorized Signatory)
Mr. PARAMJIT SINGH KANDA pursuant to)
the Resolution of its Board of Directors)
dated 7 Oct 2013 in the presence of:)
1. [Signature])
2. [Signature])



[Signature]
For PACL LIMITED
Authorized Signatory

SIGNED SEALED AND DELIVERED)
By the withinnamed Transferee)
IIT INVESTRUST LIMITED through the)
hand of its Director / Authorized)
Signatory Mr. BHAGGIHAR MAHAJHWARI)
pursuant to the Resolution of its Board)
of Directors dated September 06, 2013)
in the presence of:)
1. [Signature])
2. [Signature])



IIT INVESTRUST LTD.
[Signature]
Director



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[Signature]
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RECEIPT

PACL Ltd.(Seller) hereby acknowledges the receipt of sum of Rs. 4,45,50,000/- (net of TDS) from IIT Investrust Ltd.(Purchaser) by way of Cheque no.138461 dated 08.10.2013 for Rs. 4,45,50,000/- drawn on Axis Bank Limited towards full and final consideration for the sale and transfer of:-

- a) Flat No. 1101 on the 11th Floor with Super Built-up Area of 1247 sq.ft. and Built up area of 998 sq. ft and Flat No. 1101A on the 11th Floor with Super Built-up Area of 324 sq.ft. and Built up area of 259 sq. ft in Lokhandwala Galaxy building situated at C.S. no. 1952, N.M. Joshi Marg, Byculla (w), Mumbai 400 011 together with car parking space, common area, common facilities in the building.
- b) 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty only) each numbered from 246 to 250 (both inclusive) as per Share Certificate No. 50 (for Flat No. 1101) and 5 (Five) fully paid up shares of Rs.50/- (Rupees Fifty only) each numbered from 251 to 255 (both inclusive) as per Share Certificate No. 51 (for Flat No. 1101A) issued in favour of PACL Ltd. by the Society, namely, Lokhandwala Galaxy Housing Complex.

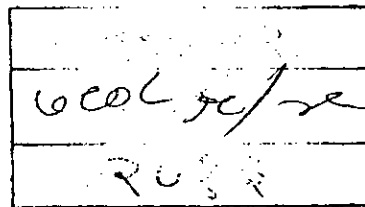
For PACL LIMITED

Authorised Signatory
I SAY RECEIVED

Director/Authorized Signatory,
PACL Ltd.

Date:-

Place:-



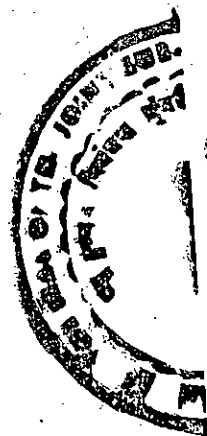
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THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

REPORT OF INVESTIGATION
OF THE
FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE



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**CERTIFIED TRUE COPY OF BOARD RESOLUTION OF IIT INVESTRUST LIMITED
PASSED ON SEPTEMBER 6, 2013 AT 5.00 PM AT THE REGISTERED OFFICE OF
THE COMPANY AT RAJABAHADUR MANSION, 2ND FLOOR, 28 BOMBAY
SAMACHAR MARG, FORT, MUMBAI 400 001.**

PURCHASE OF PROPERTY:

"RESOLVED THAT Mr. G. Jeevanantham, Mr. B.C. Maheshwari Whole-time Directors and Akash Agarwal, Finance Manager of IIT Insurance Broking And Risk Manager Private Limited be and are hereby authorised to negotiate the price, to agree to such modification as may deem fit and finalise the deal in consultation with the Mr. Bipin Agarwal for the purchase of flats situated at Byculla and to do all such acts and deeds as may be necessary, incidental or consequential thereto.

RESOLVED FURTHER THAT Mr. G. Jeevanantham or Mr. B.C. Maheshwari, Whole-time Directors of the Company be and are hereby authorised to execute and sign Agreement to Sell / Sale Deed and other requisite documents including declarations, affidavits, undertakings and other papers as may be deemed necessary for the aforesaid purpose and to represent on behalf of the Company at the office of the Sub Registrar or any other concerned authorities for registration of documents and to do all such acts, deeds and matters and/or things as may be expedient or necessary for better and more perfectly implementing the transaction.

RESOLVED FURTHER THAT a certified copy of the forgoing resolution duly signed by Mr. G. Jeevanantham or Mr. B.C. Maheshwari, Whole-time Directors be furnished to the concerned persons, when required."

Certified True Copy
For IIT INVESTRUST LIMITED

G. Jeevanantham
Director

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PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S PACL LIMITED HELD ON MONDAY, 7th DAY OF OCTOBER, 2013, AT 10:00 A.M. AT THE CORPORATE OFFICE AT 7th FLOOR GOPAL DAS BHAWAN, 28, BARAKHAMBHA ROAD NEW DELHI-110001

"RESOLVED THAT in supersession to the resolution passed earlier by the Board of the Company, vide its meetings dated 26th August, 2013 and 21st September, 2013, for the sale of property of the company, situated at "Lokhandwala Galaxy CHS Ltd., K. K. Marg, Opp. 'S' Bridge, Byculla West, Mumbai - 400011", the consent of the Board be and is hereby accorded for the sale of the said premises to M/s HIT Investrust Limited having its registered office at Rajabhadur Mansion, 2nd Floor, 28 Bombay Samachar Marg, Fort, Mumbai, Maharashtra - 400001 as per terms and conditions listed below:

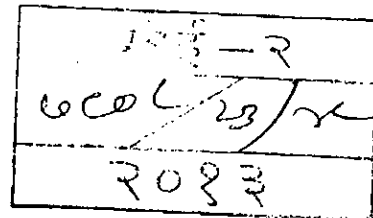
S. No.	Details Of Property	Consideration Amount (Rs.)
1	Flat No. 101 "Lokhandwala Galaxy Junction of N M Joshi and K K Marg, Near 'S' Bridge, Byculla, West Mumbai - 400011	4,50,00,000/- (Four crores and Fifty Lacs only)

RESOLVED FURTHER THAT Mr. P.S. Kanda, Sr. Manager, be and is hereby authorized, to sign and execute the sale deed/ Agreement to sell and other requisite documents including declaration, affidavit, undertaking and other papers as may be deemed necessary for the aforesaid purpose and to comply with all the formalities whatsoever be required for the said purpose and to represent the company before the concerned authorities and also to appoint experts, consultants, advocates and to perform all such acts and deeds ancillary and incidental thereto for and on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified, jointly or severally, by the Director or Company Secretary of the Company, be furnished to the concerned authorities for their reference and records"

CERTIFIED TO BE TRUE COPY
For PACL LIMITED

(COMPANY SECRETARY)



(38)

RECEIVED BY THE DIRECTOR, BUREAU OF LAND MANAGEMENT
FEB 21 1964



600-22/2
2032

Mn., Date: 12.11.2013
Place: Mumbai

TO WHOMSOEVER IT MAY CONCERN

Re: Flat No. 1101 & 1101A of M/s. PACL Limited
in the building called Lokhandwala Galaxy Co-operative
Housing Society Ltd. situated at C. S. No. 1952, N. M.
Joshi Marg, K. Khadye Marg, BYCULLA (West),
MUMBAI - 400 011.

This is to confirm that our above named society is registered
under No. MUM / W(E)/HSG./[TC]/8544/2006 dated 10-02-2006. The
deed conveying / transferring the land and the said building to our
society is not executed and it will be done in due course.

M/s. PACL Limited are members of ("the member") of our society.
The Share Certificates No.246 to 250 and 251 to 255 have been issued to
them.

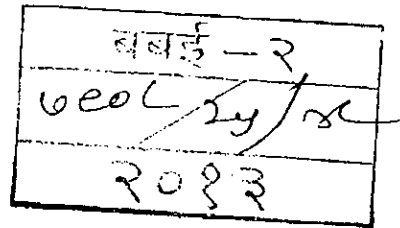
We confirm that our society has agreed to transfer/sell the above
flat in the name of proposed Transferee, subject to completion of the
transfer formalities in the said flat and the shares.

We also confirm that there are no outstanding dues / charges
payable by the said member in respect of the said flat and he has paid
all the taxes / dues in respect of the same upto 31st October 2013.

For LOKHANDWALA GALAXY CHS LTD.



R. A. Pillai
Hon. Secretary

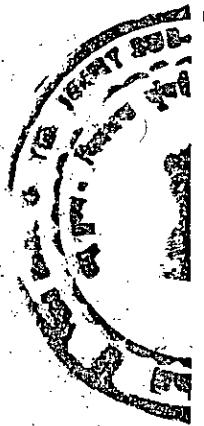


(36)

GOVERNMENT OF INDIA

MINISTRY OF DEFENCE

OFFICE OF THE SECRETARY, DEFENCE



वर्ग - २
600/2/2
२०२३

SOCIETY REGISTRATION NO. MUM/W(E)/H.S.G./T.C./8544/2006

KESHAVRAO KHADEY MARG | OPP 'S' BRIDGE | BYCULLA (W) | MUMBAI 400 011 | TEL 022 23037834
galaxy_tower11@rediffmail.com

(35) (23)
LOKHANDWALA
GALAXY
CO-OPERATIVE
HOUSING SOCIETY
LIMITED

12th November, 2013

TO WHOM SO EVER IT MAY CONCERN

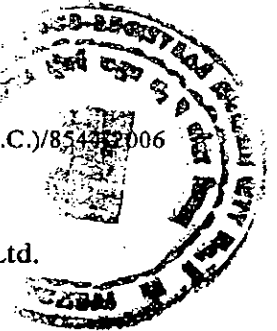
This is to certify that M/s. PACL Limited are bonafide members of our society. Occupying Flat No. 1101 & 1101A. Other details for the purpose of Stamp Duty Payment are as follows:

- | | | |
|-----------------------------------|---|---|
| 1. Municipal Ward No. | : | 'E' Ward |
| 2. Exact Location of the Building | : | Keshavrao Khadye Marg,
Opp. S. Bridge,
Byculla (West),
Mumbai - 400 011. |
| 3. No. of Floor in the Building | : | Podium + 19 Floors |
| 4. No. of Lifts | : | 3 Lifts |
| 5. Area of the Above Flat | : | Flat No. 1101 - 1247 Sq.ft. Built up Area
Flat No. 1101A- 324 Sq.ft. Built up Area |
| 6. Year of Construction | : | 2004 |
| 7. Assessment Tax Bill | : | Copy Attached |
| 8. C.T.S. No. | : | 1952. |
| 9. Registration No. | : | MUM/W(E)/H.S.G./T.C./8544/2006 |

For Lokhandwala Galaxy CHS Ltd.



RAP:it
Hon. Secretary



(34)



बयल - २
७८८ / २५ / ४
२०१३



जयदेवराय बहामुंई महानगरपालिका अफिसियल, १८८८ मशीन कलम १०० खन्वे जारी करणवात आले आहे.

प्रत्येक वर्षाक EX1906390070000	मासपत्रा करवये 2013-2014	देयक क्रमांक 201310BIL02077491 201320BIL02077508	देयक दिनांक 16/08/2013
संस्थापक नाव व पत्ता : SECY.LOKHANDWALA GALAXY CO OP CHS LTD. C.S.NO.1952 N.M.,JOSHI MARG K.K.MARG BYCULLA(W),MUMBAI-27		प्रेषक - सक्ष. क. व सं. / विभाग : E Ward, Municipal Office Building, 10, Shikh Hafizuddin Marg Byculla, Mumbai 400 008	
मालमत्ता करपाक, संपत्तीक करपाक, इतरांचे नाव / विंग.सं.टी.एच. क्र. / एंटी क्र., भावाचे नाव, मारी क्र., सार्वभूमे नाव, ठिकाण, भावाचेचे वर्गण, फरदाच्याची नावे W O ESTATES M C G B E-7253(2D)(1)(2)(2A)(2C) & 7428-30 C S 1952 N M JOSHI MARG LOKHANDWALA GALAXY CO.OP.HSG.SOC.			
प्रथम करपाक दिनांक :		22/02/2006 जलनोदय करपाक :	
एकूण भांडवती मूल्य : ₹ 503788335			
अक्षरी Fifty Crore Thirty-Seven Lac Eighty-Eight Thousand Three Hundred Thirty-Five Only			
११/०३/२०१० या तारखे पर्यंतची करवारी ₹ 0			

क्रमांक कालावधि :	01/04/2013	से 31/03/2014	(सर्व रकम रुपयमध्ये)
कराने नाव :	01/04/2013 ने 30/09/2013	01/10/2013 ने 31/03/2014	
सर्वसाधारण कर			
जल कर	278953		278953
जेल्द्वारपकर	0		
मुख्यी-सारण कर	175005		175005
मुख्यी-सारण लागू कर	0		
भू न.पा. शिक्षण उपकर	109027		109027
राज्य शिक्षण उपकर	103938		103938
रोजगार इंधी उपकर	83635		83635
घुष उपकर	976		976
फनकर	5094		5094
कुलम ₹५२ अ गुसर देखावी रक्कम :	129344		129344
एकूण देयक रक्कम :			
रॉयस्तीय टॅड	885972		885972
मंडळ विकास टॅड	0		0
मंडळ विकास देयक रक्कम अधिदनाची रक्कम	0		0
मंडळ विकास देयकी रक्कम	-		-
एकूण मंडळ विकास रक्कम	-		-
एकूण देयक रक्कम :	885972		885972
एकूण देय रक्कम :	0		0
अंतिम देय विवरण	Eight Lac Eighty-Five Thousand Nine Hundred Seventy-Two Only		Eight Lac Eighty-Five Thousand Nine Hundred Seventy-Two Only
दिनांक	14/09/2013		31/12/2013

E & OE

भारत सरकार
कानून विभाग (३)



(32)



बनाई - २
००८ ३० / ४
२०९३



Share Certificate No. 50 No. of Shares 5 (FIVE)

050

050

Share Certificate

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.
K. Khadhye Marg, Opp. 'S' Bridge,
Byculla (West), Mumbai - 400011.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each

Registration No. MUMBAI/HSG/IC/8544/2006

Date 05.11.2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD.

is the Registered Holder of 5 (FIVE) fully paid up shares
of Rs. FIFTY each numbered from 246 to 250 both inclusive, in

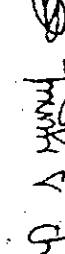
LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD., MUMBAI

Subject to the Bye-laws of the said Society

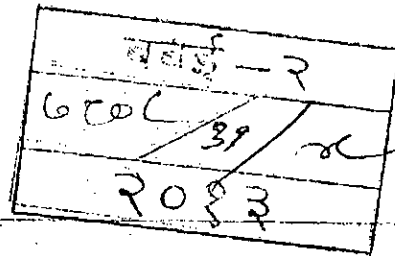
Given under the Common Seal of the said Society at MUMBAI

this FIFTH day of NOVEMBER 20 06


Authorised
M.C. Member


Secretary

Chairman

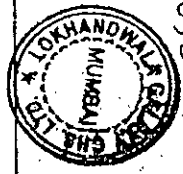
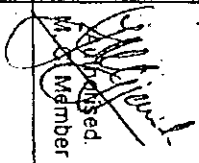
P.T.O.

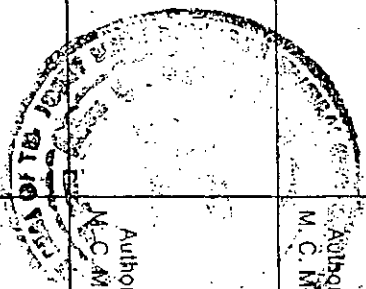


77 (31)

6000 22/

MEMORANDUM OF TRANSFER OF SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
23-10-2013	1	050 	PACL Limited Authorised M. C. Member  Chairman	050 RAHIT Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary





Share Certificate No. 51 Members Regn. No. 051 No. of Shares 5 (FIVE)

Share Certificate

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.

K. Khadhye Marg, Opp. 'S' Bridge,

Byculla (West), Mumbai - 400071
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each

Registration No. MUMW(E)/HSG/TC/854/2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD.

Date 05.11.2006

_____ is the Registered Holder of 5 (FIVE) fully paid up shares

of Rs. FIFTY each numbered from 251 to 255 inclusive, in

LOKHANDWALA GALAXY

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society

this FIFTH day of NOVEMBER 2006

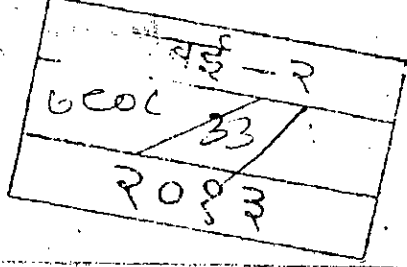


[Signature]
Authorised
M.C. Member

[Signature]
Secretary

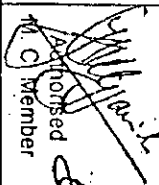
Chairman

P.T.O.



(29) (20)

MEMORANDUM OF TRANSFERS OF THE ~~MEMBERS~~ IN MENTIONED SHARPS

Date of Transfer	Transfer No.	Regn. No. of Transferor	MEMBERS IN MENTIONED SHARPS	Regn. No. of Transferee
23-10-2013	1	051 	PAU Limited  Authorised M.C. Member Chairman  Secretary	051 RMH
			Authorised M.C. Member Chairman Secretary	
			Authorised M.C. Member Chairman Secretary	
			Authorised M.C. Member Chairman Secretary	

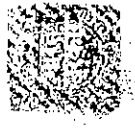
Handwritten notes and signatures in the table cells, including "0604" and "Chairman".

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आयकर विभाग
INCOME TAX DEPARTMENT
MUMBAI
IT INVESTRUST LIMITED

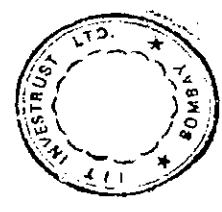


भारत सरकार
GOVT OF INDIA

31/12/1932

Permanent Account Number

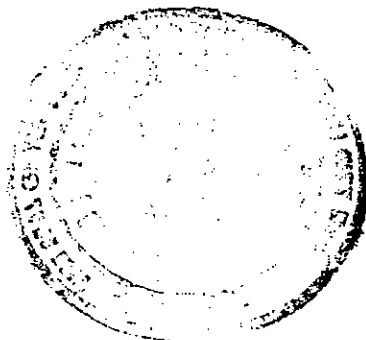
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आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
BHAGCHAND MAHESHWARI	
BHANWAR LAL MAHESHWAR	
2007-08	
PRINCIPAL ACCOUNT NUMBER	
AAEP	

/ Bhagchandra Maheshwar

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600C 36/02
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आयकर विभाग के कार्ड / एने पर कृपया सूचित करें / नोटिस :
आयकर विभाग के कार्ड, एने पर की एने
रोलिंग के कार्ड, आयकर विभाग,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 046.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax Department, NSDL,
Baner Telephone Exchange,
Baner, Pune - 411 046.

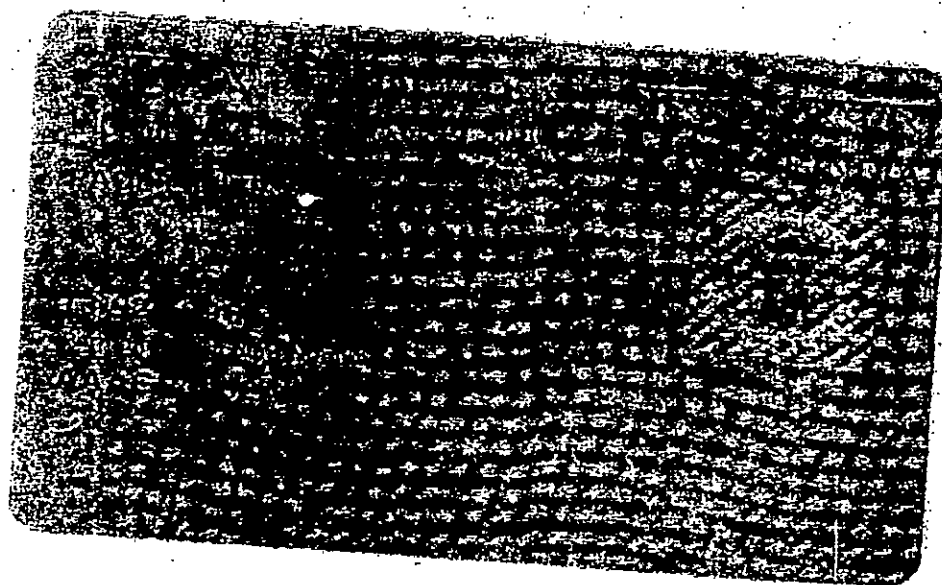


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For FACI LIMITED
Authorized Signatory

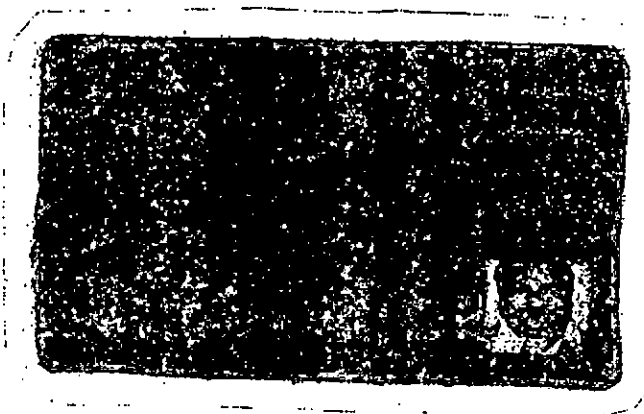


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रात्रा
FOREIGN EXCHANGE

इस दृष्ट के प्रतीक के विरोधी
No entrance to be used.

सगीक	देत
	विमली
	दिग कु

Date _____

१३२४५५ भारतीय

एट के लंदन में जोर
अनुसूतन विस्था जाए।

यह धारणाएँ गलत हैं जहाँ
• प्रकाश के फेजवर्तन या विवृत नहीं

उत्तरी रिपोर्ट तत्काल भारत में निष्काशन
है। निष्काशन भारतीय विज्ञान को और
सुधारा के पश्चात् ही प्रतिबद्ध वाद्यों की

STRATION

ABROAD ARE ADVISED TO REGISTER AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THE PROPERTY OF THE GOVERNMENT OF
UNION RECEIVED BY HOLDER FROM THE
OFFICE REGARDING THIS PASSPORT, INCLUDING
ITS SURRENDER, SHOULD BE COMPLIED WITH IN-

SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.
 & BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
 AN AUTHORIZED BY THE HOLDER IT MUST NOT BE ALTERED
 OR MUTILATED IN ANY WAY.

48. LOSS OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

NAME OF FATHER/LEGAL GUARDIAN

PERUMAL GANAPATHY

NAME OF THE PARTY

GANAPATHY THAYANMAL

6. Method of selection: After the first two steps, the following steps are followed:

IEEE VANATHAM SUMATHI

DATE / ACTION

NO. 19, AVVAI STREET 2ND EXTN

I O B COLONY CAMP ROAD SELAIYUR

CHENNAI 600073 TAMILNADU

Do not write on this Old Passport No. with date and place of issue



For Regional Passport Officer
Chennai

3. Erkenntnisnahme



भारत गणराज्य
REPUBLIC OF INDIA



United States Passport No.
G2101515

11/03/1961

KESAVANERI TAMIL NADU

CHENNAI

सं. / Serial No.	विवरण / Description	प्रमाणित तिथि / Date of Issue	वैधता तिथि / Date of Expiry
1	...	16/03/2007	15/03/2017

P<INDG&NAPATHY<<JEEVANANTHAM<<<<<<<<<<<<<<<
G2T01515<9IND6103110M1703157<<<<<<<<<<<<<<<<

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600 r/r
2052




MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 20060038503 DOV: 23-08-2006
 Valid Till: 15-07-2019 (NT)

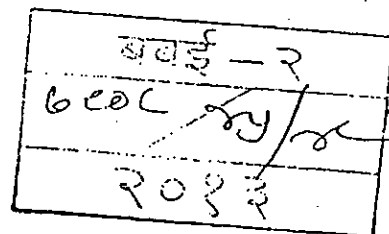
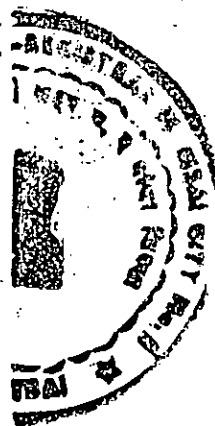
OLD: 15-08-2012
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 23-08-2006

DOB: 20-07-1968 BG:

Name: VINOD PRABHU
 S/DW of: K. M. PRABHU
 Add: 108, KRISHNA APTS, ANAND NAGAR
 C.B. ROAD, DAKSHIN-EAST
 MUMBAI
 PIN: 400088
 Signature & ID of
 Issuing Authority: MH02 2012216

FOR: 16.00

 Signature/Thumb
 Impression of Holder



(16)

175-2
Geol. SE-2
2085





CHALLAN
MTR Form Number-6

(15)
(13)

GRN	MH000672237201314M	BARCODE	Date 07/11/2013 12:31:51		Form ID	25.1
Department	Inspector General of Registration		Payer No. IGR183(BOM2)			
Type of Payment	Registration Fees		DATE	REMARK		
	Deface Number		20/11/2013	319-10069		
Sr.No.	00000000000000000000		Tax ID (If Any)			
Amount in words: Thirty Thousand Rupees Only		AMOUNT	PAN No. (If Applicable)			
BOM2_JT SUB REGISTRA MUMBAI CITY 2		30000.00	AAAC11080R			
Office	MUMBAI		Full Name			
Location	MUMBAI		JIT INVESTRUST LIMITED			
Year	2013-2014 One Time		Flat/Block No.			
Account Head Details		Amount In Rs.	CTS NO 1952			
0030063301 Amount of Tax		30000.00	Premises/Building			
			Road/Street			
			AREA 998 SQ FT			
			Area/Locality			
			BYCULLA			
			Town/City/District			
			PIN			
			4 0 0 0 1 1			
			Remarks (If Any)			
			PAN2=AAACP4032A-PN=PACL LIMITED-CA=			
			Amount in Words			
		30000.00	Thirty Thousand Rupees Only			
Payee Details		BANK OF MAHARASHTRA				
Cheque/DD Details		FOR USE IN RECEIVING BANK				
Cheque/DD No		Bank CIN	REF No.	110742654 127202734		
Name of Bank		Date	07/11/2013-12:33:50			
Name of Branch		Bank-Branch	BANK OF MAHARASHTRA			
Mobile No. : Not Avail		Scroll No. , Date	31108 , 08/11/2013			



Digitally signed by
PRAKASH NAYAK SO
CHAVAN
Date: 2013.11.08
11:06:51
Reason: S
Document
Location: India

13 Lines chavan malhotra

[Handwritten Signature]

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(14)

Sanitary (GeshwaraBhag-1)

संस्थापक

बुधवार, 20 नोव्हेंबर 2013 11:07 म.पू.

दस्त गोपवारा भाग-1

नं. 2

दस्त क्रमांक: 7908/2013

दस्त क्रमांक: बवई 2 /7908/2013

बाजार मूल्य: रु. 1,86,42,000/- मोबदला: रु. 4,50,00,000/-

भरलेले मुद्रांक शुल्क: रु. 22,50,000/-

दु. नि. सह. दु. नि. बवई 2 यांचे कार्यालयात

अ. क्र. 7908 वर दि. 20-11-2013

रोजी 11:02 म.पू. वा. हजर केला.

पावती: 9440

पावती दिनांक: 20/11/2013

सादरकरणाचे नाव: आय.आय.टी. इन्वेस्टर्स लिमिटेड तर्फे
संचालक भागचंद. महेश्वरी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी.

रु. 980.00

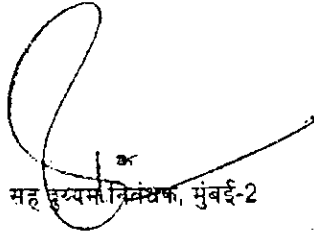
डाटा एन्ट्री

रु. 20.00

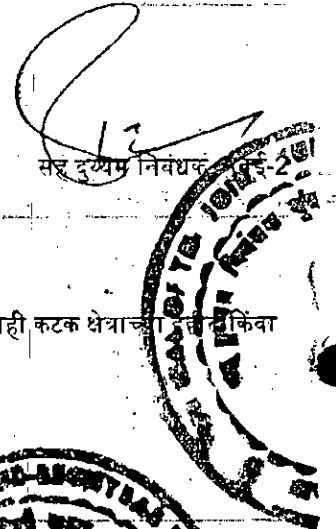
पृथांची संख्या: 49

दस्त हजर करणाऱ्याची सही:

एकुण: 31000.00



सह मुख्य निबंधक, मुंबई-2



सह मुख्य निबंधक, मुंबई-2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 20 / 11 / 2013 11 : 02 : 26 AM ची वेळ: (सादरीकरण)

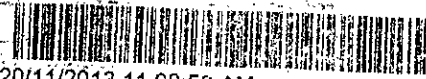
शिक्षा क्र. 2 20 / 11 / 2013 11 : 03 : 07 AM ची वेळ: (फी)

प्रतिज्ञापत्र

आमचे दस्तऐवज हा नोंदणी क्र. 1304 अंतर्गत असलेल्या तत्सुदीनगर नोंदणीस
व्यवहारे केलेला आहे. * दस्तावेज संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
संबंधित जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्तावेजी सत्यता, वैधता
कायदेशीर बाबतचा दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:



20/11/2013 11 08:50 AM

दस्त गोपबारा भाग-2

वयड2

दस्त क्रमांक: 7908/2013

दस्त क्रमांक : वयड2/7908/2013

दस्ताचा प्रकार :- करारनामा

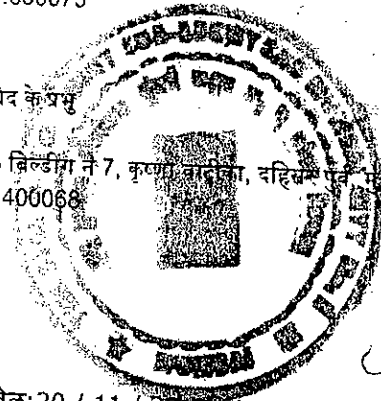
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आय. आय. टी. इन्वेस्ट्रसट लिमिटेड तर्फे संचालक भागचंद . महेश्वरी पत्ता: प्लॉट नं. ., माळा नं: 2 रा मजला, इमारतीचे नाव: राजाबहादुर मॅशन, ब्लॉक नं: फोर्ट, रोड नं: 28 वॉम्बे समाचार मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर: AAACI1080R	लिहून देणार वय :- 54 स्वाक्षरी:		
2	नाव: पी ऐ सी एल लिमिटेड तर्फे ज्यो सिप्रेटरी परमजीत सिंग . कोडा पत्ता: प्लॉट नं. ., माळा नं: 7 वा मजला, इमारतीचे नाव: गोपाळदास भवन, ब्लॉक नं: न्यू दिल्ली, रोड नं: 28 वारखंबा रोड, दिल्ली, सेंट्रल दिल्ली. पॅन नंबर: AAACP4032A	लिहून देणार वय :- 46 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 20 / 11 / 2013 11 : 04 : 06 AM

ओळख:-

खात्रील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पी . जीवानाथम वय: 52 पत्ता: 19 अच्वाई स्ट्रीट, 2 रा एक्सटेंशन, आय ओ वी चेन्नई पिन कोड: 600073		
2	नाव: विनोद के प्रभु वय: 44 पत्ता: 406 बिल्डींग नं 7, कृष्ण गार्डिया, दहिलू पूर्व पिन कोड: 400068		



शिक्रा क्र.4 ची वेळ: 20 / 11 / 2013 11 : 04 : 54 AM

शिक्रा क्र.5 ची वेळ: 20 / 11 / 2013 11 : 05 : 09 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम चिह्नक, मुंबई-2

प्रमाणित करणेत येते की
दस्तामध्ये एकूण पाने आहेत
दुस्तकक्रमांक १, बवई-२, ७२०१२०१३

दिनांक 20 NOV 2013

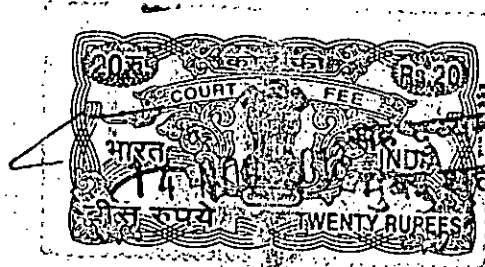
Know Your Rights as Registrants

सह. दुय्यम चिह्नक मुंबई शहर-2 7908/2013

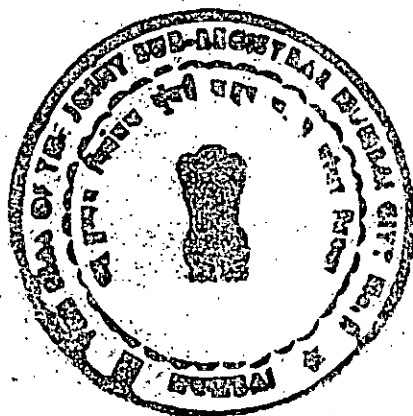
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

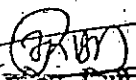
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सह दुय्यम निबंधक
मुंबई नगर क्र. २



खरी प्रत
नवकल तपासली
नवकल केली


अभिषेक लिपिक

श्री/श्रीमती अमिताभ ठाकरा

याना तपासले ता. 22/11/11 च्या अर्जांनुसार

क्र. ४२२ नवकल दिली तारीख 24/11/2013

सह दुय्यम निबंधक मुंबई नगर क्र. २

Share Certificate No. 51 Member's Regn. No. 051 No. of Shares 5 (FIVE)

Share Certificate

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.

**K. Khadhye Marg, Opp. 'S' Bridge,
Byculia (West), Mumbai - 400011.**

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each

Registration No. MUM/W(E)/HSG/(TC)/8544/2006

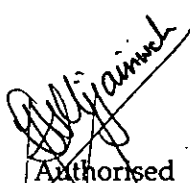
Date 05.11.2006

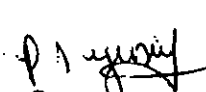
This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD.

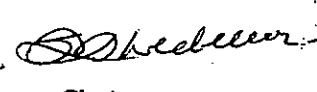
_____ is the Registered Holder of 5 (FIVE) fully paid up shares
of Rs. FIFTY each numbered from 251 to 255 both inclusive, in

LOKHANDWALA GALAXY CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI
Subject to the Bye-laws of the said Society

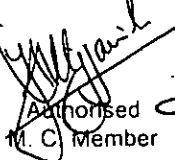
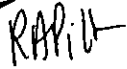
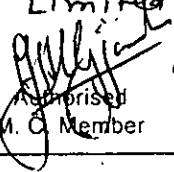
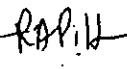
Given under the Common Seal of the said Society at MUMBAI
this FIFTH day of NOVEMBER 2006


Authorised
M.C. Member


Secretary


Chairman

P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
23-10-2013	1	051 	PAC Limited  Authorized M. C. Member  Chairman	051  Secretary
26.09.2014	2	051 	IIT Investment Limited  Authorized M. C. Member  Chairman	051  Secretary
			Authorized M. C. Member Chairman	Secretary
			Authorized M. C. Member Chairman	Secretary
			Authorized M. C. Member Chairman	Secretary

Share Certificate No. 50 Member's Regn. No. 050 No. of Shares 5 (FIVE)

Share Certificate

LOKHANDWALA GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.

K. Khadhye Marg, Opp. 'S' Bridge,
Byculla (West), Mumbai - 400011.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1,000 Shares of Rs. 50/- each

Registration No. MUM/W(E)/HSG/TC/8544/2006

Date 05.11.2006

This is to certify that Shri/ Smt. /M/s. PACL INDIA PVT. LTD.

_____ is the Registered Holder of 5 (FIVE) fully paid up shares
of Rs. FIFTY each numbered from 246 to 250 both inclusive, in

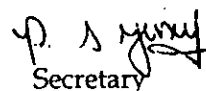
LOKHANDWALA GALAXY CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI

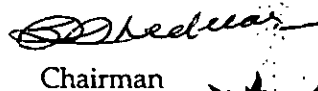
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at MUMBAI

this FIFTH day of NOVEMBER 20 06


Authorised
M.C. Member

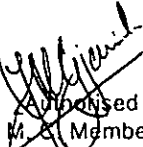
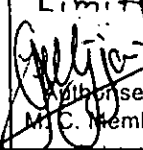

Secretary


Chairman

P.T.O.

1301 A

(B)

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
23-10-2013	1	050 	PACL Limited  Authorized M. C. Member Chairman	050 RAPIT Secretary
26-09-2014	2	050 	IT Investment Limited  Authorized M. C. Member Chairman	050 RAPIT Secretary
			Authorized M. C. Member Chairman	Secretary
			Authorized M. C. Member Chairman	Secretary
			Authorized M. C. Member Chairman	Secretary

ANNEXURE-B ⑦

S. N. SAMDANI & ASSOCIATES

GOVT. REGISTERED VALUERS, CHARTERED ENGINEERS,
PROJECT CONSULTANTS

414, Goyal Trade Centre, Sona Talkies Building, Shantivan,
Near National Park, Borivli (East), Mumbai - 400 066.
☎ : 6505 4149 • Telefax : 2828 0939 • Mobile : 98210-78631
E-mail : snsamdani@gmail.com

VALUATION ON SEPTEMBER 27 2013 OF FLAT NO 1101 & 1101A
PACL INDIA LIMITED OWNED ON 11TH FLOOR OF LOKHANDWALA GALAXY BUILDING
SITUATED AT N M JOSHI MARG NEAR 'S' BRIDGE BYCULLA (WEST) MUMBAI 400 011

Under instructions from IIT Investrust Limited, We inspected the Flat No. 1101 & 1101A, PACL India Limited owned on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011, on September 27, 2013.

Objective

This flat is inspected in that context with a view to assessing its fair market value.

The details of the Flat and its valuation are given in Annexe attached with this certificate.

Certificate

We certify to the best of our knowledge, ability and belief, and on the basis of the information made available to us and the observations we made during the inspection, that the fair market value on September 27, 2013 of Flat No. 1101 & 1101A, which PACL India Limited owned on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011, in our opinion is Rs.4,71,30,000/- (Rs.Four Crore Seventy One Lacs Thirty Thousand Only).

Date: October 1, 2013
Place: Mumbai

For S. N. SAMDANI & ASSOCIATES

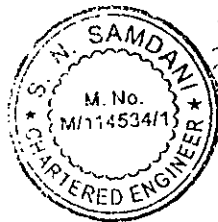
S. N. Samdani

S. N. SAMDANI

BE, MIE, FIV

Approved Valuer, M.No. F-8259

& Chartered Engineer, M.No. M/114534/1



"Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"

(6)

Annexe

VALUATION ON SEPTEMBER 27 2013 OF FLAT NO 1101 & 1101A
PACL INDIA LIMITED OWNED ON 11TH FLOOR OF LOKHANDWALA GALAXY BUILDING
SOCIETY NAMED AS LAXMI NIWASCO-OPERATIVE HOUSING SOCIETY LIMITED
SITUATED AT N M JOSHI MARG NEAR 'S' BRIDGE BYCULLA (WEST) MUMBAI 400 011

GENERAL

1. Purpose for which valuation is made : To assess the fair market value
2. Date on which valuation is made : September 27, 2013
3. Name of the owner/owners : PACL India Limited
4. If the property is under joint ownership/co-Ownership, share of each such owner. Are the shares undivided? : Not Applicable
5. Brief description of the property : A 3BHK flat formed by merging a 2BHK and 1 room and merged flat is admeasuring about 1257sq.ft. Built-up area (1571sq.ft. Super Built-up area) on 11th floor of Podium-plus-stilt-plus-eighteen storey building of RCC Construction
6. Location, Street, Ward No. : Flat No. 1101 & 1101A, 11th floor, Lokhandwala Galaxy Building, N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011
7. Survey/Plot No. of land : City Survey No. 1952 of Bycalla, Kabutarpada
8. Is the property situated in residential/ commercial/mixed area/industrial area : Residential area
9. Classification of locality-high class/middle class/poor class : middle class
10. Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc. : Easily accessible
11. Means and proximity to surface communication by which the locality is served : By rail and road
Nearest railway station : Byculla at a distance of about ten minutes walk

 "Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"

h

LAND

12. Area of land supported by documentary proof, shape, dimensions and physical features : Not relevant
13. Roads, streets or lanes on which the land is abutting : It abutted N. M. Joshi Marg
14. Is it freehold or lease-hold land? : Not known
15. If lease-hold, the name of lessor/lessee, nature of lease, date of commencement and termination of lease, terms of renewal of lease : Not known
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant : The flat is for residential user only
17. Are there any agreements of easements? If so attach copies : No
18. Does the land fall in an area included in any town planning scheme or any development plan of government or statutory body? If so, give particulars : No
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? : No
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of notification : No
21. Attach a dimensioned site plan : --

IMPROVEMENTS

22. Attach plans and elevations of all structures standing on the land and a lay-out plan : --
23. Furnish technical details of the building on a separate sheet : Given below



24. i. Is the building owner-occupied/ Tenanted/both? : Owner occupied
 ii. If partly owner-occupied, specify Portion and extent of area under owner-occupation
25. What is the Floor Space Index permissible and percentage actually utilized? : As per the plans approved by BMC authority

DETAILS OF BUILDING AND FLAT

26. No. of floors and height of each floor : Podium-plus-stilt-plus-eighteen storey Height 9ft.
27. Plinth area floor-wise (as per IS 3861-1966) : Flat No. 1101A : 216sq.ft. carpet
 Flat No.1101 : 842sq.ft. carpet
 Total : 1058sq.ft. Carpet or 1257sq.ft. Built-up or 1571sq.ft. super built-up
28. Year of construction : Around 2004
29. Estimated future life : About 51 years
30. Type of construction-load bearing walls/RCC frame/steel frame : RCC frame of beams and columns
31. Type of foundations : RCC footings
32. Walls (a) Basement and plinth
 (b) Ground floor
 (c) Superstructure above grd. Floor : 230mm brick masonry walls
33. Partitions : 115mm brick masonry walls
34. Doors and windows (floor-wise)
 (a) Ground floor
 (b) 1st floor
 (c) 2nd floor etc. : Doors made of seasoned wood and Window made aluminum frame with aluminum sliding glass panes
35. Flooring (floor-wise)
 (a) Ground floor
 (b) 1st floor
 (c) 2nd floor : It is floored with ceramic tiles
36. Finishing (floor-wise)
 (a) Ground floor
 (b) 1st floor
 (c) 2nd floor : Internally neeru finish with a coat of synthetic paint and externally sand faced cement plaster
37. Roofing and terracing : RCC slab

 "Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"



38. Special architectural or decorative features, if any : Granite kitchen platform with SS sink
39. (i) Internal wiring surface or conduit : Concealed
(ii) Class of fittings :superior/ordinary/
Poor Ordinary
40. (a) Sanitary installations:
i. No. of water closets : Three
ii. No. of lavatory basins Three
iii. No. of urinals Nil
iv. No. of sinks Three
v. No. of bath tubs Nil
vi. No. of bidets Nil
vii. No. of geysers Three
(b) Class of fittings :Superior coloured/
Superior white/ordinary : Ordinary
41. Compound wall: : The building is encompassed with brick
i. Height and length masonry wall
ii. Type of construction
42. No. of lifts and capacity : Three lifts
43. Underground sump-capacity and type of construction : An underground RCC tank with adequate capacity for whole building
44. Over-head tank: : An overhead tank of RCC of required capacity for whole society
i. Where located
ii. Capacity
iii. Type of construction
45. Pumps-No. and their power : Not known
46. Roads and pavings within the compound : The compound is paved and covered with
approximate area and type of paving cement concrete
47. Sewage disposal-whether connected to : As Per BMC Corporation
public sewers, if septic tanks provided, No.
and capacity

h

VALUATION

Principle: Had a property been put up for sale in an open market, with all relevant information disseminated over a sufficiently long time period and either party to sale acting knowledgeably at arm's length without any duress, distress or compulsion, the price the property would have fetched on the date of valuation would be its fair market value on that date.

Methodology: We observed the lie and location of the building and the flat. We studied the real estate market trends in the area where above building is situated. We measured the area of the flat. We scrutinized the copies of documents relevant to it. The information we thus gathered helped us form an opinion about its fair market value. We assessed the cost of construction for assessing its fair market value.

It is common knowledge that, more often than not, neither the consideration mentioned in the purchase agreement of a property nor the rate notified by the government for the purpose of calculating the incidence of stamp duty, is a true indication of the fair market value of the property. We had therefore based our valuation only on the information we had gathered from the market. While valuing it is considered that said property is free from all claims and encumbrances and have clear marketable title.

Observation: we understand that PACL India Limited had purchased those properties from M/s Saikrupa Builders & Developers Pvt. Ltd. vide the Articles of agreements dated April 16, 2005. The stamp duty is paid on those agreements and had registered them with Sub Registrar of Assurances.

The Commencement Certificate is issued by Municipal Corporation vide the Letter No. EEBPC/5724/E/AR dated as 28/08/2003.

The buildings of that property belonged Laxmi Niwas Co-operative Housing Society Limited and registered with Registrar of Societies vide the Regn. No. BOM/W/HSG(TC)/7964 of 1996-97 dated 30/1/1997. PACL India Limited holds five fully paid-up shares, each of face value Rs.50/- and bearing distinctive nos. 246 to 250 (for flat no. 1101) and 251 to 255 (for flat no. 1101A) vide the certificate No.50 & 51.

The flat in Byculla area is expected to be available @ Rs.28,000/- to Rs.32,000/-per sq.ft. of Super Built-up area, depending upon various factors such as size, shape, situation and interior decoration of the flat; floor on which it is situated; age condition and location of the building; type and quality of construction; and the like.

Value: In the light of all that is stated above; and on taking into consideration the location of the building and flat; and on the basis of our judgement, market enquiries and consultations with the sources familiar with the area, we valued the flat @ Rs.30,000/- per sq.ft. for 1571sq.ft. of Super Built-up area at Rs.4,71,30,000/- (Rs. Four Crore Seventy One Lacs Thirty Thousand Only).

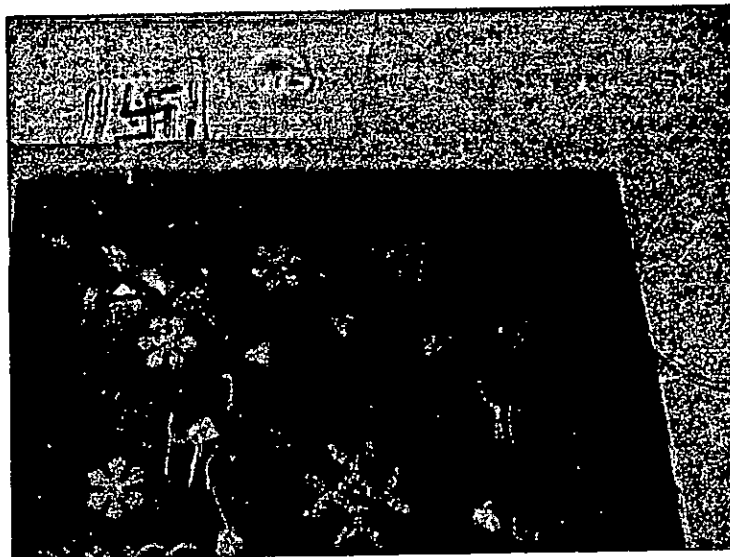
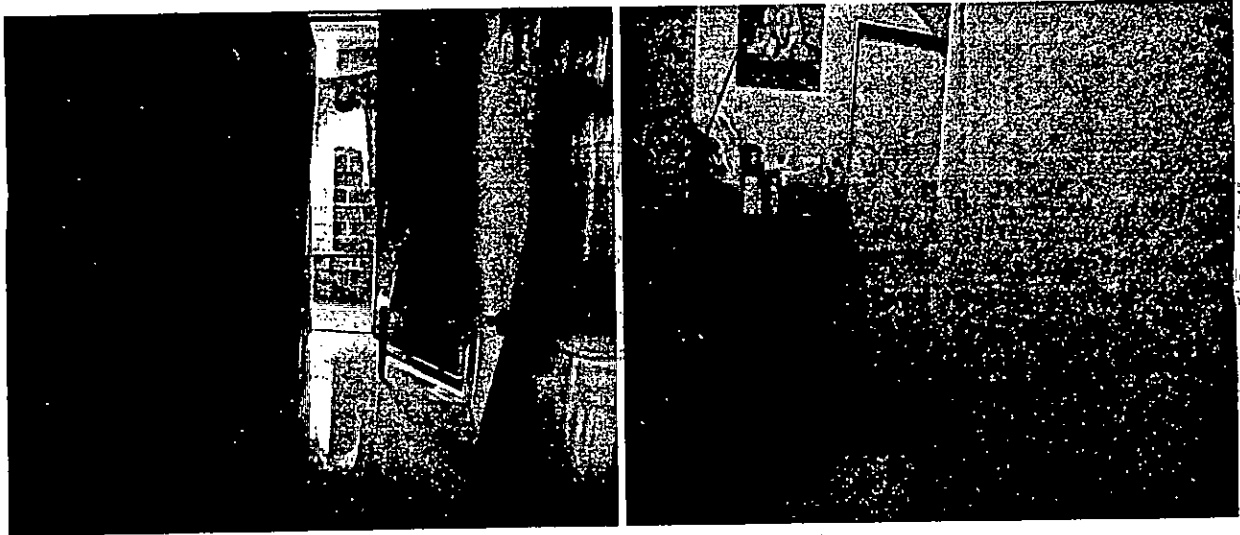
Realisable Value: The Realisable Value of flat might be 10-20% higher or lower than estimated value. The Realisable Value is estimated @0.9 of its fair market value at Rs.4,24,17,000/- (Rs. Four Crore Twenty Four Lacs Seventeen Thousand Only).

Distress Sale Value: The Distress Sale Value of property is estimated @0.85 of its Realisable value at Rs.3,60,54,450/- say Rs.3,60,54,000/- (Rs.Three Core Sixty Lacs Fifty Four Thousand Only).

"Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"



Value for Insurance: The value of property for Insurance is estimated at Rs.31,42,000/- (Rs. Thirty One Lacs Forty Two Thousand Only).



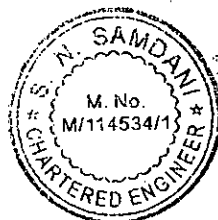
Note :

1. Valuation report do not guarantee the title of property.
2. The valuation is only an indicative estimation. The actual price of property depends on the agreed price between seller and Buyer.

Date: October 1, 2013

Place: Mumbai

For S. N. SAMDANI & ASSOCIATES



S. N. Samdani

S. N. SAMDANI

BE, MIE, FIV

Approved Valuer, M.No. F-8259

& Chartered Engineer, M.No. M/114534/1

"Valuation of Flat No. 1101 & 1101A on 11th floor of Lokhandwala Galaxy Building situated at N. M. Joshi Marg, Near 'S' Bridge, Byculla (West), Mumbai 400 011"