



Friday, January 09, 2004
12:01:58 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 258

गावाचे नाव चेंबूर

दिनांक 09/01/2004

दस्तऐवजाचा अनुक्रमांक वदर3 -00261 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव: अबॉट इंडीया लि. तर्फे वॉईस प्रेसीडेंट लिगल श्री. के. एम. मारफतीया

नोंदणी फी	:-	9370.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)	:-	180.00
एकूण	रु.	9550.00

आपणास हा दस्त अंदाजे 12:16PM ह्या वेळेस मिळेल

सुय्यम निबंधक
कुर्ला 1 (कुर्ला)

बाजार मुल्य: 937000 रु. मोबदला: 792000 रु.
भरलेले मुद्रांक शुल्क: 93700 रु. सह. सुय्यम निबंधक, कुर्ला-१
दस्ताचा प्रकार: डीडी/धनाकर्षद्वारे; मुंबई उपनगर जिल्हा,
दस्ताचे नाव/पत्ता: बँक ऑफ बडोदा - बेलाई इस्टेट मुंबई
डीडी/धनाकर्ष क्रमांक: 182060; रक्कम: 9370 रु.; दिनांक: 08/01/2004

DELIVERED



दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

दस्तक्रमांक व वर्ष: 261/2004

Friday, January 09, 2004

12:04:21 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 न

Regn. 63 m.e.

गावाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 792,000.00
बा.भा. रु. 937,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: प्लॉट नं 614 , सी एस नं 354 ,355 ,355(1 ते 6) , 356,356-1,357-1,357,358,359 व 360 , सध्दे नं 9 व 108 , ऑपन कार-पार्किंग स्वेस - क्षेत्र 1344 चौ.फुट. विल्ट अंप , कॉन्स्ट्रिक्ट पार्क , चेंबूर मुं 71, ----सदरघा-दस्त-जेनरल स्टॅम ऑफीस मुंबई कार्यालयाने प्रकरण क्र ए जे 8270/03/7234 दि. 24/10/2003 रोजी बाजारभाव रु.937000/- व मोबदला रु. 792000/- यावर मु शु रु. 14500/- पावती क्र 314015 दि. 18/10/2003 व पावती क्र 318004 दि. 22/10/2003 रोजी भरून दस्त अभिनीर्णित कलेला आहे. व मु शु रु. 79200/- दि. 09/06/2003 रोजी भरण्यात आलेले आहेत.
- (3) क्षेत्रफळ (३)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ने/समर व्हीले इन्व्हेस्टमेंट तर्फे मागीदार श्री. माधुकचंद - लुचकर; घर/प्लॉट नं: 201; गल्ली/रस्ता: -; ईमारतीचे नाव: कोणार्ड हाऊस; ईमारत नं: -; पेट/वसाहत: 140 नगीनदास मास्टर रोड; शहर/गाव: फोर्ट; तालुका: -; पिन: 23.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अर्बाट इंडीया लि. तर्फे बाईस प्रेसीडेंट लिगल श्री. के. एम. मारफतीया -; घर/प्लॉट नं: 17; गल्ली/रस्ता: -; ईमारतीचे नाव: आर कमानी मार्ग; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: बेंलाई इस्टेट; तालुका: -; पिन: 1.
- (7) दिनांक करून दिल्याचा 22/10/2003
- (8) नोंदणीचा 09/01/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 261 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 93700.00
- 1) बाजारभावाप्रमाणे नोंदणी रु 9370.00
- 2) शेरा

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI- 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. **318010**

Receipt Date **22-OCT-03**

Received From **M/S ABBOTT INDIA LTD**

बंदर - ३
बल्ले क्रमांक (280 / १००४)

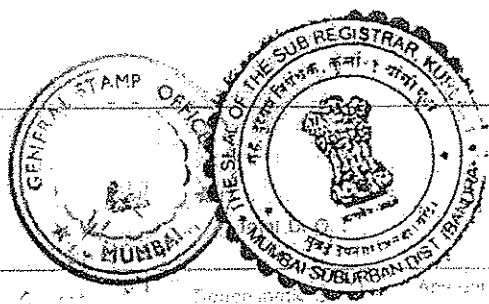
On Account of **ADJ. STAMP DUTY AND FEE**

Counter No. **7**

Mode of Payment	Chq. No.	Date	Bank Name & Branch	Area Code	Amount in Rs.
FC	179550	21 OCT 03	BANK OF BARODA (BOB)	0	13,300.00

DELIVERED

Case No. **ADJ/8271/03**



Lot No. : Lot Desc :

DELIVERED

27 OCT 2003

27 OCT 2003

DELIVERED

13300 Total: **Thirteen Thousand Three Hundred only** 13,300.00

Rs. **13300** Rupees

At the time of Registration, please produce the original Receipt before the Sub-Registrar.

C.G. SHELKE
Signature / Designation

GENERAL STAMP OFFICE
TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: **181596**

Receipt Date **09-JUN-03**

Received From: **ABBOTT INDIA LTD**

बहर - ३

हस्त क्रमांक (290 / १००४)

On Account of **SALE OF STAMPS**

Counter No. **CNT-2**

Mode of Payment	DD/PO/CHO/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
DD	182842	06-JUN-03	ICICI BANKING CORPORATION LTD.		72,600.00

Case No. :

Lot No. :

Lot Date :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
1	SPECIAL ADHESIVE	1	72600	72,600.00
Total :				72,600.00

Rs. 72600

Rupees **Seventy Two Thousand Six Hundred only**

At the Station of Registration, please produce the original Receipt (as per the Sub-Registrar)

P. GUNJALE



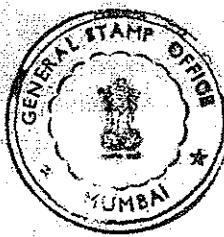
बंदर - ३
 बस क्रमांक (280 / 2003)
 3

M.V. - Rs 8,59,000
 Built 81 - 1232 sqft



314017 15/10/03
 Receipt No. 318010 Date 22/10/03
 No. ADJ/8271/03/785
 GENERAL STAMP OFFICE
 24-10-03 19
 Bombay,

RECEIVED from M/S. Akbatt, India
 Stamp duty Rupees Rs 13,200
 Rs Thirteen Thousand Two
 Hundred only
 CERTIFIED under section 52 of the Bombay
 Stamp Act, 1958, that the full Stamp duty Rupees
 Rs 85,900/- (Eighty Five
 Thousand Nine Hundred only) is
 chargeable has been paid.



Subject to the Provisions
 of Section-53-A of The
 BOMBAY LAND ACT, 1958

AGREEMENT

October

This Agreement made at Mumbai this 22nd day of September 2003

BETWEEN

M/S SUMMER VILLE INVESTMENTS, a partnership firm registered under the Indian Partnership Act, 1932 and having their Registered office at 201, Commerce House, 140, Nagindas Master Road, Fort, Mumbai 400 023 hereinafter referred to as "the First Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being constituting the firm the survivors or survivor of them and the heirs executors and administrators of the last surviving partner and their assigns) of the One Part and,

ABBOTT INDIA LIMITED (formerly known as Boots Pharmaceuticals Limited) a Company registered under the Indian Companies Act, 1913 having their Registered Office at Kamani Marg, Ballard Estate, Mumbai 400 001 hereinafter referred to as "the Second Party" (which expression shall unless it be repugnant to the context or meaning thereof include their successors and assigns) of the Other Part.

M. M. Pednekar
 Proper Officer,
 General Stamp Office Mumbai

Case No. ADJ/8271/03
 Inspector of Stamps

18/5/06
 2
 2200/-
 Rs 85900/-
 General Stamp Office
 0428 SPECIAL REGISTER
 1671 13 JDN 09 2003
 072000 PE1091
 KAMANI MARG BALLARD ESTATE MUMBAI 400001

WHEREAS :



बदर - ३
दस्त क्रमांक (२६० / २००४)
०

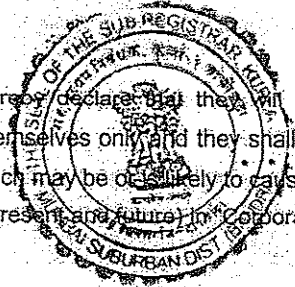
By an Agreement dated the 20th October 1995 (hereinafter referred to as "the said Agreement") made between the Parties hereto (and registered with the Sub-Registrar of Assurances at Bombay under No. 2661/95 on 3rd January 1996) the First Party agreed to sell to the Second Party and the Second Party agreed to purchase from the First Party on what is known as "ownership basis" Unit bearing No. 4 having built up area 10150 square feet consisting of ground, first and second floors and open terrace on the third floor of the building "Corporate Park" constructed by the First Party on the land situate at Chembur, Sion Trombay Road, Mumbai in the Registration Sub-District and District of Mumbai City and Mumbai Suburban and more particularly described in the First Schedule thereunder written being the same as described in the Schedule hereunder written at the price and on the terms conditions and provisions therein contained.

2. The First Party have demarcated certain open areas in the said land (described in the Schedule hereto) for the purpose of parking cars and two wheelers, which open areas are demarcated on the Plan hereto annexed and the Second Party has requested the First Party to allot to them 11 Open Car Parking Spaces for parking cars and two wheelers only being Parking Spaces No. C 2 and Nos. 44 to 53 (hereinafter referred to as the "Parking Spaces").

At the request of the Second Party the First Party have agreed to allot to the Second Party, the said parking spaces for the consideration and upon the terms and conditions hereinafter recorded.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. The First Party have agreed to allot and reserve for the exclusive use of the Second Party 11 (eleven) Open Car Parking Spaces bearing Nos. C 2 and Nos. 44 to 53 (in the Corporate Park) the location whereof is shown in red hatched lines (car parking spaces No. C 2 and Nos. 44 to 53) in the said Plan Annexure No. 1 hereto annexed, each parking having area of 112 sq. feet and 099 sq. feet, 1232 sq. feet.
2. In consideration of the First Party allotting to the Second Party for their exclusive use Parking Space No. C 2 and Nos. 44 to 53, the Second Party shall pay to the First Party consideration of Rs.7,26,000/- (Rupees Seven Lakhs Twenty Six Thousand only) on or before execution hereof (receipt whereof the First Party hereby acknowledges).
3. It is hereby mutually agreed between the parties hereto that the amount of consideration hereinabove is non-refundable.
4. The Second Party hereby agree and confirm that they shall not use the said car parking spaces for any purpose other than for keeping the motor cars and two wheelers. The

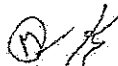


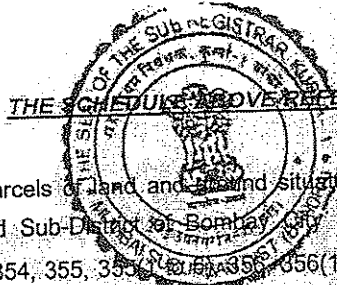
बदर - ३

Second Party hereby declare that they will use the said Open Car Parking Spaces exclusively for themselves only and they shall not in any manner use the same for any other purpose which may be likely to cause nuisance or annoyance to the occupiers of the buildings (present and future) in "Corporate Park".

5. The Second Party agree and undertake not to transfer the said car parking spaces to any third party without the written consent of the First Party, which consent shall not be unreasonably withheld or delayed.
6. The property taxes and any other charges if any of howsoever nature shall be borne and paid by the Second Party alone, for the said Open Car Parking Spaces.
7. It is agreed and understood between the parties hereto that nothing contained herein shall be construed as transfer or demise of any part of the property of the First Party and the Second Party shall be entitled to only exclusive parking facility on the said Parking Spaces No. C 2 and Nos. 44 to 53.
8. The Second Party shall park cars and vehicles in the allotted parking spaces only at their own risk and responsibility and shall not obstruct in any manner the other Car Parking Allottees and the First Party shall not be liable for the loss of or any damage caused to the vehicle which may be parked in the said car parking spaces.
9. The Second Party hereby agree that they shall not park vehicles at any other place than the parking spaces allotted to them.
10. The Car Parking Spaces shall always be kept open to the sky as it will be allotted to the Second Party without any enclosures.
11. All the terms conditions and provisions contained in the said Agreement dated the 30th day of October 1995 which are not contrary hereto or inconsistent herewith shall remain in full force and effect and shall be binding upon the parties hereto as if they were specifically incorporated in this Agreement.
12. The Second Party hereby agree and undertake to abide by all the rules and regulations of B.M.C.
13. The present market value of the said 11 Open Car Parking Spaces is Rs.7,26,000/- (Rupees Seven Lakhs Twenty Six Thousand only).
14. The Second Party shall bear and pay the stamp duty and registration fee of these presents and shall always keep indemnified the First Party.

IN WITNESS WHEREOF the parties hereto have executed these presents (in duplicate) the day and year first hereinabove written.

 3



बदर --- ३
290 (2008)

ALL THAT pieces or parcels of land and building situated and being at Chembur in the Registration District and Sub-District of Bombay City and Bombay Suburban and bearing Cadastral Survey Nos. 354, 355, 356, 356(1), 357(1), 357, 358, 359 and 360 and bearing non-agricultural Survey No. 9 and 108 and Plot No. 614 of S.S. 111, Chembur, admeasuring in the aggregate area 42,405.97 sq. yards equivalent to 35,456.50 sq. metres and as per Talati Chembur, Taluka Kurla, area of Survey No. 9 and Plot No. 614 of S.S. 111 is 42505 sq.yards and bounded as follows : that is to say : On or towards the East by C.S.T. Road, On or towards the West by the property bearing C.T.S. No. 353/1, on or towards the North by the land belonging to MSEB and Government Land and on or towards the South by Sion Trombay Road.

SIGNED AND DELIVERED by the)
withinnamed FIRST PARTY M/s SUMMER)
VILLE INVESTMENTS by its partner, Mr)
Manak Chand Loonkar, in the presence of)

For M/s. Summer Villa Investments
Manak Chand Loonkar
Partner

Babuji
(Babu Johanna)
Advocate

SIGNED AND DELIVERED for and on behalf)
of the withinnamed SECOND PARTY)
ABBOTT INDIA LIMITED by its duly)
authorized Representative, Mr K M Marfatia, in)
the presence of *Chandrasekar*)

ABBOTT INDIA LIMITED
K M Marfatia
K M Marfatia
Vice President - Legal

RECEIPT

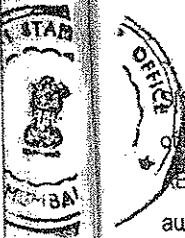
Received from the withinnamed Second Party
a sum of Rs. 7,26,000/- (Rupees Seven Lakhs
Twenty Six Thousand only) in the aggregate
payable by the First Party to the Second Party
for Car Parking Spaces

We say received
For M/s. Summer Villa Investments
Manak Chand Loonkar
Partner

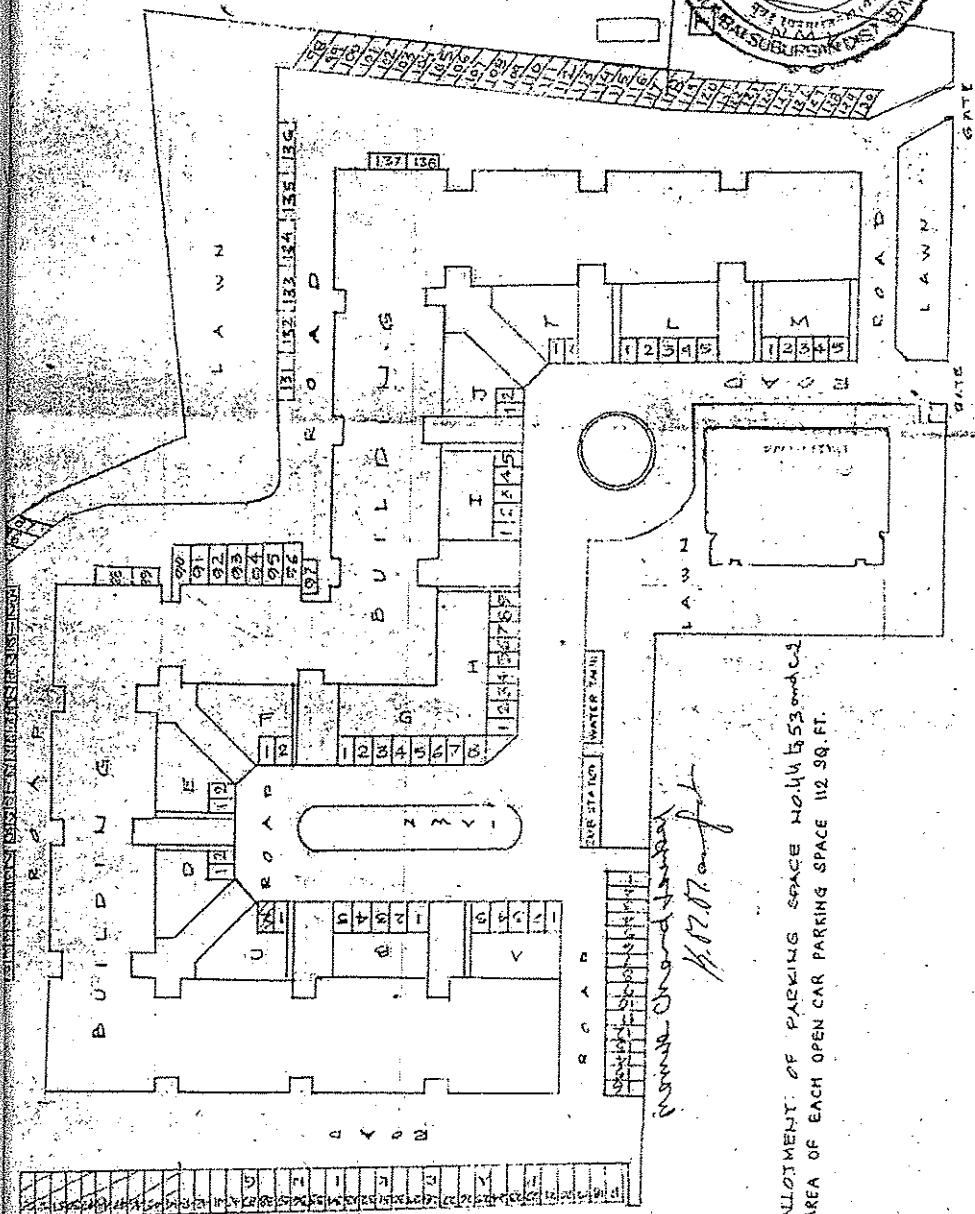
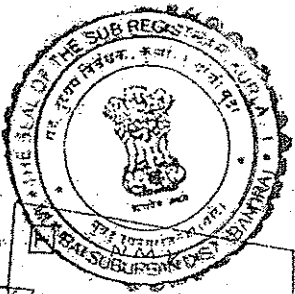
(First Party)

Witness :

Babuji
(Babu Johanna)
Advocate



बदर - 3
 वस्त क्रमांक (250 / 2008)
 0



*Warrant Chandra Mohanlal
 1/17/07. amf*

ALLOTMENT OF PARKING SPACE 1044 553 sq. ft.
 AREA OF EACH OPEN CAR PARKING SPACE 112 SQ. FT.



ARCH FT. KHARSHAT

CORPORATE PARK AT CHEMBUR

SIGN - TROMBAY ROAD

9/01/2004

दुय्यम निबंधकः

12:04:01 pm

कुर्ला 1 (कुर्ला)





दस्त गोषवारा भाग-1

वदर3

दस्त क्र 261/2004

दस्त क्रमांक : 261/2004

दस्ताचा प्रकार : करारनामा

सू. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उसा
1	<p>नामः मे/- समर खोल इनव्हेस्टमेंट तर्फे भागीदार श्रीः नाणकचंद - लुनकर पत्ता: घर/प्लॉट नं: 201 गल्ली/रस्ता: - ईमारतीचे नाव: कॉमर्स हाऊस ईमारत नं: - पेट/वसाहत: 140 नमीनदास मास्टर रोड शहर</p>	<p>लिहून घेणार वय 65 सही <i>Mensile Chaudhary</i></p>		
2	<p>नामः अर्बोट इंडीया लि. तर्फे वाईस प्रेसीडेंट लिगल श्रीः के. एम. भारफर्तीया - - पत्ता: घर/प्लॉट नं: 17 गल्ली/रस्ता: - ईमारतीचे नाव: आर कनानी मार्ग ईमारत नं: - पेट/वसाहत: - शहर/गाव: बॅलार्ड इस्टेट</p>	<p>लिहून घेणार वय 47 सही <i>K. M. Barfatiya</i></p>		



दस्त करून घेणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

दस्त गोषवारा भाग - 2

वदर3

दस्त क्रमांक (261/2004)

e

दस्त क्र. [वदर3-261-2004] या गोषवारा
बाजार मुख्य : 937000 नोबदला 792000 भरलेले मुद्रांक शुल्क : 93700

पावती क्र.: 258 दिनांक: 09/01/2004

पावतीचे वर्णन

नांव: अबॉट इंडीया लि. तर्फे वाईत प्रेसीडंट
लिंगल श्री. के. एम. मारफतीया - -

दस्त हजर केल्याचा दिनांक : 09/01/2004 11:58 AM

निष्पादनाचा दिनांक : 22/10/2003

दस्त हजर करणा-याची सही :

[Handwritten signature]

9370 : नोंदणी फी

180 : नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (आ. 11(2)),

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

दस्ताचा प्रकार : 25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 09/01/2004 11:58 AM

शिक्का क्र. 2 ची वेळ : (फी) 09/01/2004 12:02 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 09/01/2004 12:03 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 09/01/2004 12:03 PM

9550: एकूण

दस्त नोंद केल्याचा दिनांक : 09/01/2004 12:03 PM

द. निबंधकाची सही, कुर्ली 1 (कुर्ली)
केशव वि. कापकर

ओळख :

खालील इतम असे निवेदीत करतात की, ते दस्तापेचज करून देणा-यांना व्यक्तीरात ओळखित व त्यांची ओळख पटविताना.

1) रूपा - देसाई, घर/फ्लॅट नं: 17

गल्ली/रस्ता: -

ईमारतीचे नाव: आर कमानी मार्ग

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: बेलाई इस्टेट

तालुका: -

पिन: 1

2) श्रुती आर जोशी, घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

द. निबंधकाची सही

कुर्ली 1 (कुर्ली)

केशव वि. कापकर

प्रमाणित करणेत येते की, या दस्तामध्ये
पेचज... (e) पाने आहेत.

R. D. Desai

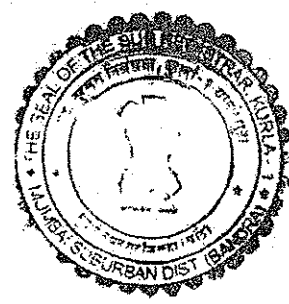
द. निबंधक, कुर्ली-1
भुवई उपनगर जि. ह. 1.
केशव वि. कापकर

2008-3/2008/2008

दस्ता क्रमांक 1 क्रमांक 1
बावला.
दिनांक

S. R. Desai

2008-3/2008/2008
द. निबंधक, कुर्ली-1
भुवई उपनगर जि. ह. 1.
केशव वि. कापकर



C. T. S. NO. :-
MUNICIPAL WARD :-
REVENUE VILLAGE :-
YEAR OF CONSTRUCTION :-
NUMBER OF FLOORS :-
BUILT UP AREA :-
AGREEMENT VALUE :-
B.M.C. TAX RECEIPT :-
PROPERTY CARD :-
COMPLITION CERTIFICATE :-

RR
93707