

बदर - ७	
37	वस्त क्र. (९/२००३)
	४०

THE FIRST SCHEDULE ABOVE REFERRED TO:

Description of Plot over which
development rights have been granted



All those pieces and parcels of land, hereditaments and premises lying being and situated at village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban District bearing New CTS No.491/A (Part) containing by measurement 18945 square meters or thereabouts and which is shown by blue red coloured boundary line on the Plan thereof annexed hereto and bounded as follows:-

On or towards the North by : Remaining part of Property bearing New CTS Nos.491/A, being the unreleased portion of the Phase III;

On or towards the South by : CTS No.491/A/7, being the set back land for widening of the existing Goregaon Mulund Link Road;

On or towards the East by : Remaining part of the CTS Nos.491/A, already released in Phase I;

On or towards the West by : Property of Nicholas Piramal India Limited Bearing New CTS No.491/A/5.



Handwritten signatures and initials at the bottom of the page, including a stylized signature on the left and the initials 'TIC' in the center.

VALID UPTO

30 AUG 2003

Rota :5000 (Gen-520:15.9 99) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/4601

IBPESIA 7

31 AUG 2002

COMMENCEMENT CERTIFICATE

वदर-७
MUMBAI (Elev) (2003)
341

To:

M. DHARMESH JAIN
P.O. to m/s H. ECHST
MARRION ROUSSEL LTD.



Sir,

With reference to your application No. 4963 dated 16/8/2002 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 4 on plot No. - C.T.S.No. 491/4-6 500 Divn/Village/Town Planning Scheme No. NAHUR situated at Road/Street N.S.B ROAD MUMUND Ward 7 the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:-

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.

True Copy

[Signature]
-or- Darsana Assuradas

ARCHITECTS

बदर-७
५८९ १५
२००५



SCHEDULE

ALL THAT PIECE AND PARCEL of the Flat No. 605, 6th Floor, situated on GARNET[™] NIRMAL LIFETSTYLE L.B.S ROAD, Mulund (West), Mumbai - 400 080, bearing C.T.S. NO. 491/A (PART) , admeasuring an area of 685 Sq. Ft Carpet lying and situated at L.B.S. Marg, Nahur Village, Mulund (W), Mumbai- 400 080, within the Jurisdiction of Mumbai Municipal Corporation, Tal. Kurla, Dist. The building in which the aid Flat is situated is consists of STILT +18 upper floor, with lift. The building constructed in the 2003 year.

IN WITNESS WHERE OF THE PARTIES HEREIN HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS AT MUMBAI ON THIS 29th DAY OF JANUARY 2005.

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMES 'DONOR')

MR. PRAKASH K.)

Prakash K.

In the presence of

- 1.
- 2.

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMES 'DONEE')

MRS. THASEEN S.)

Thaseen S.

In the presence of

- 1.
- 2.

बदर-७
दस्ता क्रमांक (६८०२/२००३)
१/



Thascey G. Others.

76,600/-

2
१९११५

ARTICLES OF AGREEMENT made at Mumbai this 21st day of JULY 2003 BETWEEN NIRMAL LIFESTYLE LTD., a Company registered under the provisions of the Companies Act, 1956 having its office at Jawahar Talkies Compound, Mulund (West), Mumbai - 400 080 hereinafter referred to as "The Developers" (which term and expression shall unless it is repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns) of the One Part.



GENERAL STAMP OFFICE
TOWN HALL
FORT, MUMBAI
MAH-GSO/0069

INDIA
190125 JUL 17 2003
RS. 0076600
P E 1091
STAMP DUTY MARK
MAHARASHTRA

AND

(Signature)
M. M. Pednekar
Proper Officer,
General Stamp Office Mumbai
17/7/03

8
IK

26,600/R. & N. City No. The usual for the Mumbai



Thursday, July 24, 2003

11:18:43 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6856

गावाचे नाव नाहूर

दिनांक 24/07/2003

दस्तऐवजाचा अनुक्रमांक वदर7 - 06802 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: तासीन एस. - -

नोंदणी फी	:	15970.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (88)	:	1760.00
एकूण	रु.	17730.00

आपणास हा दस्त अंदाजे 11:33AM ह्या वेळेस मिळेल


दुर्यम निवधक
कुर्ला 2 (विकोळी)

बाजार मुल्य: 1596551 रु. मोबदला: 1570000रु.
मरलेले मुद्रांक शुल्क: 76600 रु.

ICICI BANK LTD, MULUND (W) FRANKING DEPOSIT SLIP

Pay to: Acct Stamp Duty Mumbai		Date:
Franking Value	Rs. 21,100/-	
Service Charges	Rs. 10/-	
Total	Rs. 21,110/-	

Received With Thanks
Rs. 21,100/- Towards
Payment of Stamp Duty

DD / Cheque No. 812097

Drawn on Bank
Central Bank of
Commerce.

Tran ID: _____
Franking Sr. No. 59255

Office: _____

(For Bank's Use only)

MRS. THASEEN S.



DEED OF GIFT

THIS DEED OF GIFT MADE AND ENTERED IN TO AT MUMBAI, on this 28th Day of JANUARY 2005, CHRISTIAN YEAR TWO THOUSAND FIVE.

BETWEEN

i) **MR. PRAKASH K.** Age 32, an adult, Indian Inhabitant, residing at Flat No.605, 6th Floor, " GARNET" , NIRMAL LIFESTYLE L.B.S.Road, Mulund (W) Mumbai - 400 080, hereinafter called and referred as THE DONOR' (Which expression unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators, successors and assigns), OF THE FIRST PART.

AND

MRS THASEEN S. Age 32 Years., all adults, Indian, Inhabitant, residing at Flat No.605, 6th Floor, " GARNET" , NIRMAL LIFESTYLE L.B.S.Road, Mulund (W) Mumbai - 400 080, hereinafter called and referred as THE DONEE' (which expression unless it be repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns etc.) of SECOND PART.

Rs. Twenty One Thousand One Hundred Only

ICICI Bank Ltd
30 Mumbai Samachar
Mang Fort Mumbai-400001

D/S:STR/VC R.1011012004/2005.11.11

Bankdar Prakash K
Officer
ICICI Bank Ltd

Stamp: 59255
118308
JAN 27 2005

Stamp: 211001-PS5134
JAN 27 2005

INDIA
STAMP DUTY MAHARASHTRA

Chancey

THASEEN S.

बदर - ७

दस्त क्रमांक (६०२/२००३)

1

Mr / Mrs / Messers. THASEEN S.

P. 31 / K. of

Bombay Indian Inhabitant, having his / her / their residence / office at B, 1203, 12th floor,

HEMA PARK, BHANDUP (E), MUMBAI-42

hereinafter referred to as "the Purchaser/s" (which expression shall unless it is repugnant to the context or meaning thereof shall be deemed to mean and include his / her / their heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS:-



- (i) Hoechst Marion Roussel Ltd. ("Hoechst") (now known as "Aventis Pharma Ltd.") was originally seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of land or ground admeasuring in the aggregate 1,61,320.5 square metres or thereabouts together with the buildings and structures standing thereon situate lying and being at Village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban District (hereinafter referred to as "the Larger Land");

- (ii) out of the Larger Land:-

- (a) a plot admeasuring 17,000 square metres or thereabouts together with the Research Centre Buildings and structures thereon was sold and conveyed by Hoechst to Nicholas Piramal India Limited ("NPIL") under a Deed of Conveyance dated 30th September, 1998;

[Handwritten signature]

[Handwritten signature]