

पंजीय नं.

व्यक्तिगत/प्रतीक प्रमाणिका
दिनांक 15/11/2019

व्यक्तिगत प्रमाणिका

मादर करणाराचे नाव-

खासीतप्रमाणे की मिळाली:-

- नोदणी फी
- नक्कल फी (फोटोकॉपी)
- पृष्ठिकासाठी नक्कल फी
- ट्याक्साचार्ज
- नवला कित्ता जाणे (कलम 14 ते 17)
- शोध कित्ता निराकरण
- बंड-कलम 24 अन्वये
- कलम 14 अन्वये
- प्रमाणित नवला (कलम 17) (फोटोकॉपी)
- दतर फी (मागील पानातील) वाचक.

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		1000
		35
		10
		1000

व्यक्तिगत नक्कल

Admission
371

नोदणीकृत दावेत पाठवण्यात येईल
या कार्यालयाला देण्यात येईल
द्वयम निबंधक

व्यक्तिगत पाली नाव दिसेल त्या व्यक्तीच्या नावे नोदणीकृत दावेत पाठवण्यात येईल

सदरकर्ता

Jadhav Marg, Lower Parel, Bombay 400 013, herein-
after called "THE PURCHASER" (which expression
shall unless it be repugnant to the context or
meaning thereof be deemed to include partner or
partners of the said firm for the time being
survivor or survivors of them and the heirs
executors and administrators of the last surviving
partner and its assigns) of the Other Party;

H E R E A S

- (a) The Vendor is absolutely seized and possessed
of or otherwise well and sufficiently
entitled to a piece and parcel of land or
ground situate, lying and being at Senapati
Bapat Marg, Lower Parel, Bombay 400 013

containing by admeasurement 4,362.90 sq. mtrs. or thereabouts and more particularly described in the First Schedule hereunder written together with the structures standing thereon and more particularly described in the First Schedule hereunder written and shown on the plan annexed hereto and thereon surrounded by red colour boundary line.

(b) By an Agreement dated 29th April, 1993 made between the Vendor, the Purchaser herein therein called the Fourth Purchaser and (1) M/s. The Shirt Company therein and hereinafter called the Second Purchaser, (2) M/s. Tijarat Impex Pvt. Ltd. therein and hereinafter called the Third Purchaser and (3) NRK Marketing Company Pvt. Ltd. therein and hereinafter called the First Purchaser. (The Purchaser herein, the Second Purchaser, the Third Purchaser and the First Purchaser herein after collectively referred to as the Purchasers) the Vendor agreed to sell and the Purchasers agreed to purchase a portion of the said structure in the said property including the proportionate common area as more particularly Firstly Secondly, Thirdly and Fourthly respectively described in the Second Schedule thereunder written and delineated on the plan thereto with the name of each of the Purchasers therein.

✓
R.V.

✓
R.V.

(c) In consideration thereof, each of the Purchaser agreed to pay in the manner therein mentioned, the following sums as and by way of purchase price aggregating to Rs.5,60,00,000/- (Rupees Five Crores Sixty Lacs) :-

- | | |
|---------------------------|------------------|
| (i) The First Purchaser | Rs.1,60,00,000/- |
| (ii) The Second Purchaser | Rs.2,40,00,000/- |
| (iii) The Third Purchaser | Rs. 80,00,000/- |
| (iv) The Fourth Purchaser | Rs. 80,00,000/- |

(d) The Vendor and the Purchaser applied for and obtained the necessary permission from the Appropriate Authority under Section 269 UL (3) of the Income Tax Act on or about 4th day of July 1993. A copy of the said Certificate is hereto annexed and marked "B".

(e) It has been decided by the parties herein that the Vendor herein will execute separate conveyances in respect 11.83% of the undivided share, right, title and interest in the said property in favour of the Purchaser herein, 23.66% in favour of First Purchaser, 11.83% in favour of Third Purchaser and 11.83% in favour of Fourth Purchasers.

(f) The Purchaser herein has from time to time paid diverse sums aggregating to the

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full purchase price of Rs.80,00,000/- (Rupees Eighty Lacs) payable as aforesaid by the Purchaser to the Vendor.

- (g) The Purchaser has requested the Vendor to execute the Conveyance in their favour to which the Vendor has agreed to do in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement dated 29th April, 1993 and in consideration of the aggregate sum of Rs.70,00,000/- paid by the Purchaser herein from time to time to the Vendor which together with the sum of Rs.10,00,000/- paid as and by way of earnest or deposit on 19th April, 1993 making together the sum of Rs.80,00,000/- (Rupees Eighty Lacs only) payable by the Purchaser to the Vendor (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the said and every part thereof do and each of them doth hereby forever acquit, release and discharge the Purchaser) the Vendor doth hereby grant, convey, sell, assign, transfer and assure unto the Purchaser herein 11.83% undivided right, title and interest in the property situate lying and being at Senapati Bapat Marg, Lower Parel, Bombay 400 013 containing by admeasurement 4,362.90 sq.mtrs. or thereabouts and more particularly described in the First Schedule hereunder written and shown on the plan hereto annexed and thereon surrounded by

5

red enclosed boundary line TOGETHER WITH the right to utilize F.B.I. (inclusive of passages) of 8,000 sq. ft. approx. 400 sq. mtrs.) (the said 11.83% undivided right, title and interest in the said property and the right to utilize the F.B.I. inclusive of passage) of 8,000 sq. ft. is herein after referred to as "the said premises" AND all and singular a 11.83% undivided share in houses, cellars, courts, yards, areas, compounds, sewers, drains, lanes, trees, drains, ways, paths, passages, common gullies, wells, cisterns, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, tenures and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto and AND also together with the benefit of the covenant for production of title deeds contained in the Indenture of Conveyance dated 13th day of May, 1916 made between Empire Spring and Manufacturing Co. through called the Vendor Company and the Vendor herein then called Brady Engineering Co. Ltd. of the other part and registered with the Sub Registrar of Assurances at Bombay under No. 2551 of Book No. 1 in respect of the deeds and documents

listed in the [red] schedule thereunder written. AND
All the estate, right, title, interest, use,
inheritance, property possession, benefit, claim
and demand whatsoever at law and in equity of the
Vendor take, out of or upon the said premises or
any part thereof to the extent of 11.31% therein
Excepting and Reserving unto the Vendor, its
successors and assigns at all times hereafter and
to the exclusion of the Purchaser, the F.S.I.
[red] of [red] in excess of 5,000 sq.ft.
[red] [red] [red] and Excepting and Reserving
the right to construct any building or buildings,
structure or structures utilizing such F.S.I.
excepted and reserved to the Vendor as aforesaid
ground and further attendant rights, advantages
and benefits arising therefrom TO HAVE AND TO
HOLD all and singular the said premises
heretofore granted, released, conveyed and assured
and intended or expressed as to be with their and
every of their rights, powers and appurtenances
unto and to the use and benefit of the Purchaser
forever as tenants-in-common SUBJECT to the payment
of all rents, rates, taxes, assessments, dues and
duties now chargeable upon the same or hereafter to
become payable to the Government or any authority
or any other Public Body in respect thereof AND THE
Vendor doth hereby for its successors and
assigns covenant with the Purchaser that
notwithstanding any act, deed, matter or thing
whatsoever by the Vendor or by any person or

[Handwritten marks]

persons lawfully or equitably claiming by from,
 through under or in trust for the Vendor made,
 done, committed, omitted or willingly suffered to
 the contrary the Vendor now hath in itself good
 right, full power and absolute authority to grant,
 release, convey, and assure the said premises
 hereby granted, released, conveyed or assured or
 intended so to be unto and to the use of the
 Purchaser in manner aforesaid AND that it shall be
 lawful for the Purchaser from time to time and at
 all times hereafter peaceably and quietly to
 hold, enter upon, have occupy, possess and enjoy
 the said premises hereby granted with their
 appurtenances and receive the rents, issues and
 profits thereof and of every part thereof to
 and for its own use and benefit without any
 suit, lawful eviction, interruption, claim and
 demand whatsoever from or by the Vendor or from or
 by any person or persons lawfully or equitably
 claiming or to claim by, from, under or in trust
 for the Vendor AND that free and clear and freely
 and clearly and absolutely acquitted, exonerated,
 released and forever discharged or otherwise by the
 Vendor well and sufficiently saved, defended, kept
 harmless and indemnified of from and against all
 former and other estates, titles, charges and
 encumbrances whatsoever either already or to be
 hereafter had made, executed, occasioned or
 suffered by the Vendor or by any other person or

time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser, its successors and assigns, produce or cause to be produced unto them or their Attorneys or Agents or at any trial, hearing, commission or examination or otherwise as occasion shall require the hereinbefore recited Indenture of Conveyance dated 15th day of May, 1946 between the said Empire Dyeing & Manufacturing Co. Ltd. and the Vendor (hereinafter referred to as "the said Title Deed") for the purpose of showing the Purchaser's title to the said premises hereby granted, conveyd, assured or expressed so to be or any part thereof and also that the like requests and costs deliver or cause to be delivered unto the Purchaser, its successors and assigns such attested or copies or extracts or extracts from the said Title Deed as they may require and shall and will in the meantime unless prevented as aforesaid keep the said Title Deed safe and unobliterated and uncanceled. Provided Always and it is hereby agreed and declared that in case the Vendor, its successors and assigns shall deliver the said Title Deed to any future purchaser or purchasers the remaining undivided share retained by the Vendor in the said property or any part thereof to which the said Title Deed relates or to any other person or persons for the time being entitled to the custody of the said Title Deed and shall thereupon as its own costs,

charges and expenses procure such purchaser or purchasers, person or persons to enter into a Covenant with the Purchaser, its successors and assigns similar in all respects to the covenant hereinbefore thereupon the covenant hereinbefore contained shall cease and become void.

IN WITNESS WHEREOF, the Common Seal of the Vendor was pursuant to the Resolution of its Board of Directors passed on the 23rd day of May, 1995 hereunto affixed the day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land partly redeemed Foras tenure containing by admeasurement 5270 sq.yds or thereabout equivalent approximately 4406.24 sq.mtrs. and according to the Records of the Bombay City Survey and Land Records admeasuring 4362.90 sq.mtrs. situate on Tulsi Pipe Road, Off. Fergusson Road, Parel, in the City of Bombay bearing C.S.No.1/447 of Lower Parel Division and bounded as follows, that is to say :-

On or towards the East : by Senapati Bapat Marg.

On or towards the North: by C. S. No.249,

On or towards the West : by C. S. No.447,

On or towards the South: by C. S. No.249.

THE SECOND SCHEDULE ABOVE REFERRED TO:

The area aggregating to 5,000 sq.ft. (approx.) being Unit No.4 comprising of ground floor on stilt, first floor, second floor and third floor and also a free of F.3.I. basement admeasuring approx. 2,800 sq.ft. shown on the plan and thereon marked HINDUSTAN APPAREL INDUSTRIES and demarcated by red colour boundary line.

COMMON SEAL OF BRADY AND MORRIS)
ENGINEERING COMPANY LIMITED,)
Is hereunto affixed pursuant to)
the resolution passed in the meeting)
of Board of Directors held on 23rd)
day of May 1995 in presence)
Director, Mr. K. L. Kapur,)
Director, Mr. A. Hariani and)
Chief Executive Mr. M. L. Bhartiya)
In the presence of.1) *M.L. Bhartiya*)

2) *M. Nandi*
M. NANDI-

FOR BRADY & MORRIS ENG. CO.)
K. L. Kapur)
Director)
M. Nandi)

RECEIVED from time to time of and)
 from the HINDUSTAN APARREL INDUSTRIES)
 the sum of Rs.70,00,000/- (Rupees)
 Seventy Lacs only) which togethr)
 the sum of Rs.10,00,000/-)
 (Rupees Ten Lacs only) received on)
 29th April, 1993 makes together)
 the sum of Rs.80,00,000/- (Rupees)
 Eighty Lacs only) being the full)
 consideration money within expressed)
 to be by the said HINDUSTAN APARREL)
 INDUSTRIES paid to us.)Rs.80,00,000/-

WITNESSES:

WE SAY RECEIVED

1.

MAD

FOR BRADY & MORRIS ENGG. CO. LTD.

2.

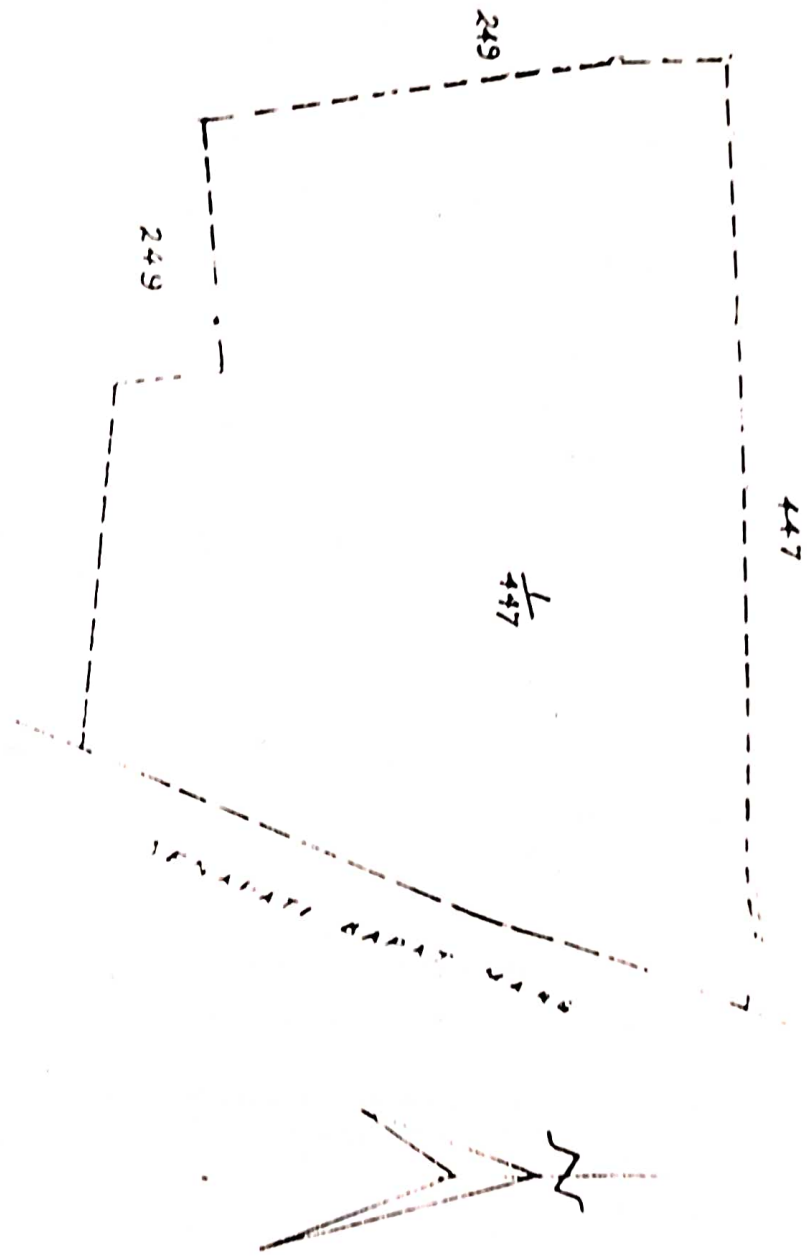
M. N. H. D. E.

K. M. K. K.
Director.

S. S. S.
Director.

M. N. H. D. E.

V E N D O R



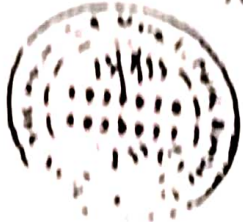
SCALE: 1 CM = 5 MTS
 DATE: 18-6-1995.

PLAN OF PROPERTY BEARING C.T.S.
 NO. 1/447 OF LOWER PAREL DIVISION,
 SITUATED ON SENAPATI BARAT MARG, LOWER PAREL,
 BOMBAY, ADMEASURING 4300.90 SQ M.

WITNESSED AND
 ASSESSOR & ASSOCIATE
 ASSESOR
 GENERAL SUPERVISOR
 ANNA

[Handwritten signature]

No. 11691/93-94



Office of the
Appropriate Authority,
11, T. Dadasaheb Phalke
3rd Floor, Minto Court,
Mumbai 400 023.

Dated the 4th June, 1993.

Proceedings No.
Number of Transferee(s)

Appropriate Authority/No. / Cert. / 11691/93-94

Grady & Morris Engineering Co. Ltd.,
Grady House,
Veer Narayan Road,
Bombay-400 023.

Name(s) of Transferor(s)

(1) HNK Marketing Co. Pvt. Ltd.,
(2) The Shirt Company, (3) Tijerat Inoor
Pvt. Ltd. and (4) Hindustan Apporals -
Industries, C/o. HNK House, Kamla Mills
Compound, Sanapati Bapat Marg, Lower Parcel,
Bombay-400 013.

Description & Location of
Immovable property

Structures to be retained and constructed
adm. 35,050 sq.ft. out of old structures
on piece or parcel of land adm. 4302 sq.
mtrs. lying and being at Sanapati Bapat
Marg, Lower Parcel, Bombay-400 013.

Agreement consideration

Rs. 5,00,00,000/-

Date of Agreement

29.4.1993

Date of Certificate

4.6.1993

CERTIFICATE UNDER SECTION 269 UL (3) OF THE I.T. ACT, 1961.

Whereas a Statement in Form 37-I in respect of the transfer of the immovable property described above and duly signed by/on behalf of the Transferor(s) and by/on behalf of the Transferee(s) was furnished to the Appropriate Authority on 30.4.1993

And whereas the apparent consideration set forth in the said form 37-I and in the agreement dated 29.4.1993 for the transfer of the said property is Rs. 5,00,00,000/-

And whereas the Appropriate Authority has now made an order u/s. 269(1)(ii) for the purchase by the Central Government of the said property.

Now, therefore the Appropriate Authority hereby certifies that it has no objection to the transfer of the said property more fully described in the Schedule appearing below by the said transferor to the said transferee for an apparent consideration of Rs. 5,00,00,000/-

This no objection certificate is issued without prejudice to any Income tax proceedings pending or contemplated under any other provisions of the Income Tax Act, 1961

(S. C. BHASAR)

(K. DASNI)

(C. S. DUTTA)

Chief Engineer

Commissioner of
Income-Tax.

Commissioner of
Income-Tax.

MEMBERS, APPROPRIATE AUTHORITY, BOMBAY.

2
SCHEDULE

- Firstly: The area aggregating to 10,000 sq. ft. comprising 7,235.65 sq. ft. on the Ground Floor and 2,764.35 sq. ft. on the mezzanine floor as shown on the plan marked M.N.K. and proportionate area of 325 sq. ft. on the passage;
- Secondly: The area aggregating to 15,000 sq. ft. comprising 10,233.45 sq. ft. on the Ground Floor, 2,534.55 sq. ft. on the mezzanine floor as shown on the plan marked Shirt and the proportionate area of 487 sq. ft. on the passage;
- Thirdly: The area aggregating to 5,000 sq. ft. comprising 3,817.5 sq. ft. on the Ground Floor as shown on the plan marked Tijarat and proportionate area of 162.5 sq. ft. on the passage.
- Fourthly: The area aggregating to 5,000 sq. ft. comprising 3,817.5 sq. ft. on the Ground Floor as shown on the plan marked Hind and proportionate area of 162.5 sq. ft. on the passage.

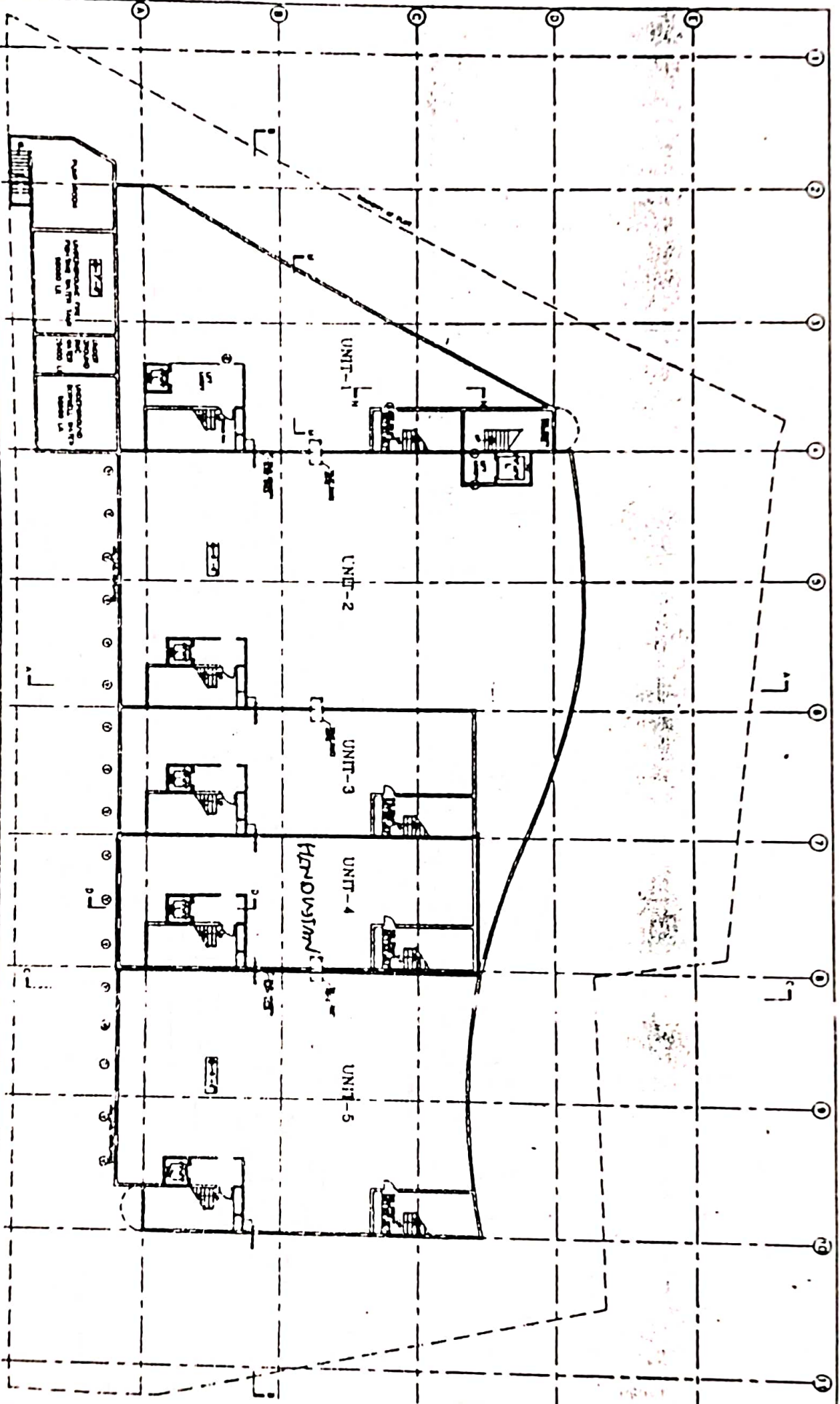
Authorised to sign on behalf of Appropriate Authority, Bombay.



(14) *[Signature]*
(14. BANPATH KUZAR)
Deputy Commissioner of Income-tax
Appropriate Authority, Bombay.

- Copy to
- 1. Transferor(s).
- 2. Transferee(s).

BASEMENT FLOOR PLAN



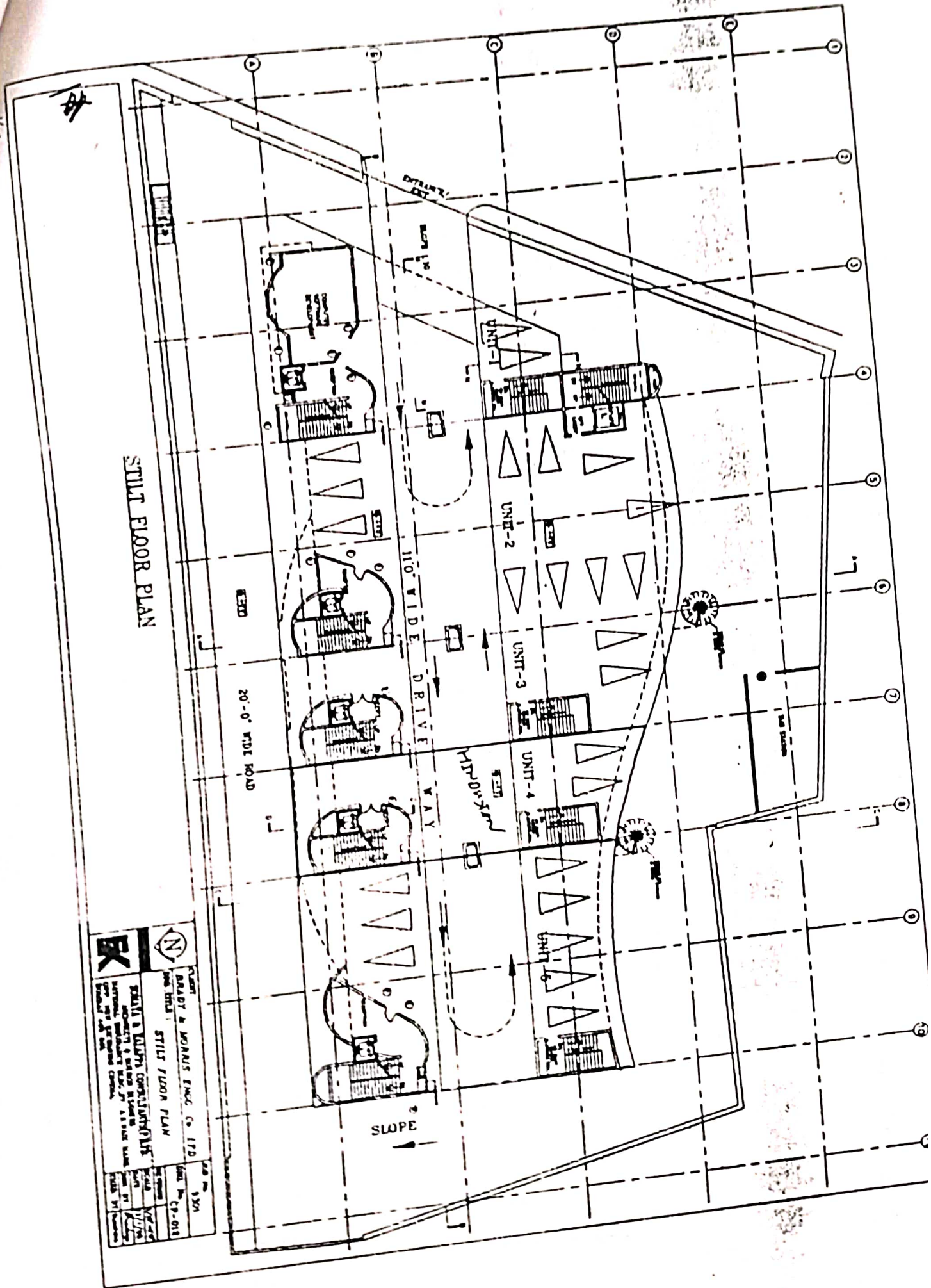
		Client: BRADY & WYNNIS ENCO. CO. LTD.	201 No. 4501
	BASEMENT FLOOR PLAN	201 No. 4501 CP-011	201 No. 4501 CP-011
RODIN & LEPPA ARCHITECTURE INC. ARCHITECT & ENGINEER 1000 UNIVERSITY AVENUE, SUITE 200 VANCOUVER, BC V6E 2R1 TEL: (604) 681-1111 FAX: (604) 681-1112 WWW: WWW.RODINLEPPA.COM		201 No. 4501 CP-011	

STILT FLOOR PLAN

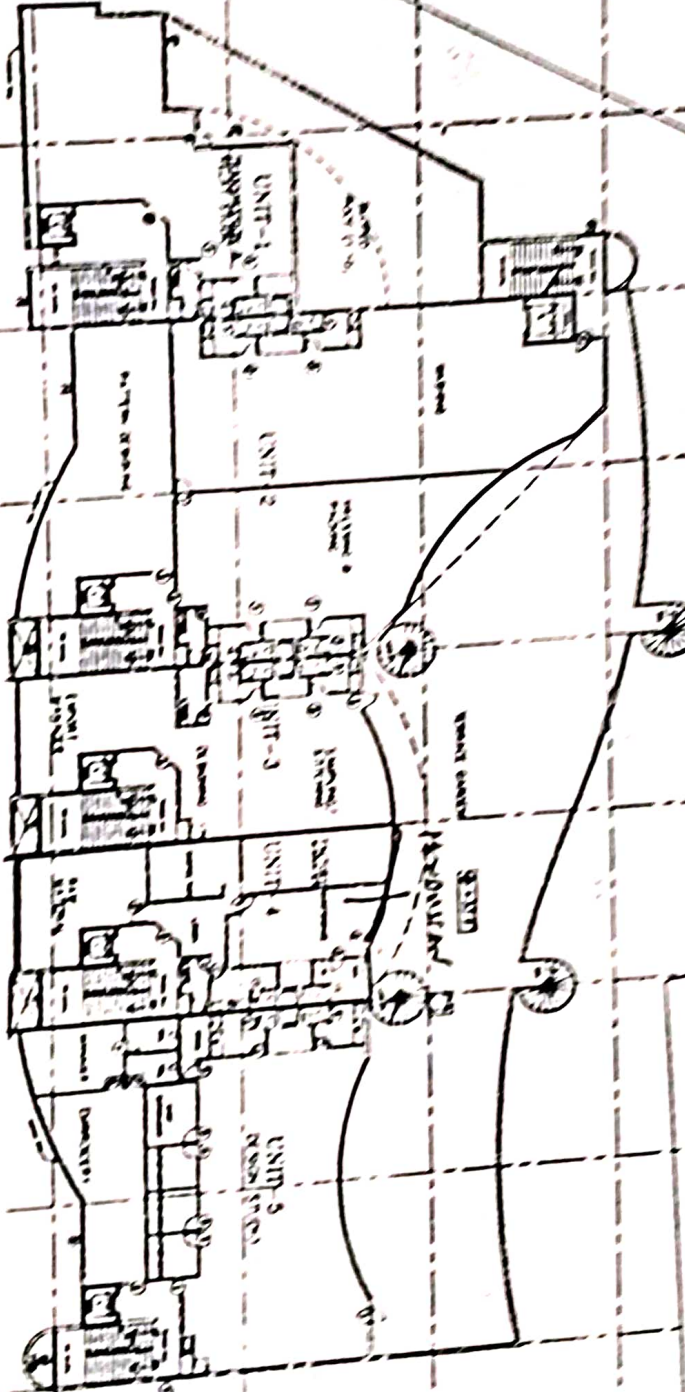
REVISIONS


NO.	DATE	DESCRIPTION
1	10/1/50	AS SHOWN

DRAWN BY: **W. J. BERRY**
 CHECKED BY: **W. J. BERRY**
 PROJECT: **STILT TUDOR PLAN**
 CLIENT: **BRADY & JOHNS ENCL. CO. 170**
 ADDRESS: **1000 N. 10TH ST. DENVER, CO.**
 ARCHITECT: **W. J. BERRY ARCHITECTS**
 ADDRESS: **1000 N. 10TH ST. DENVER, CO.**



SECOND FLOOR PLAN





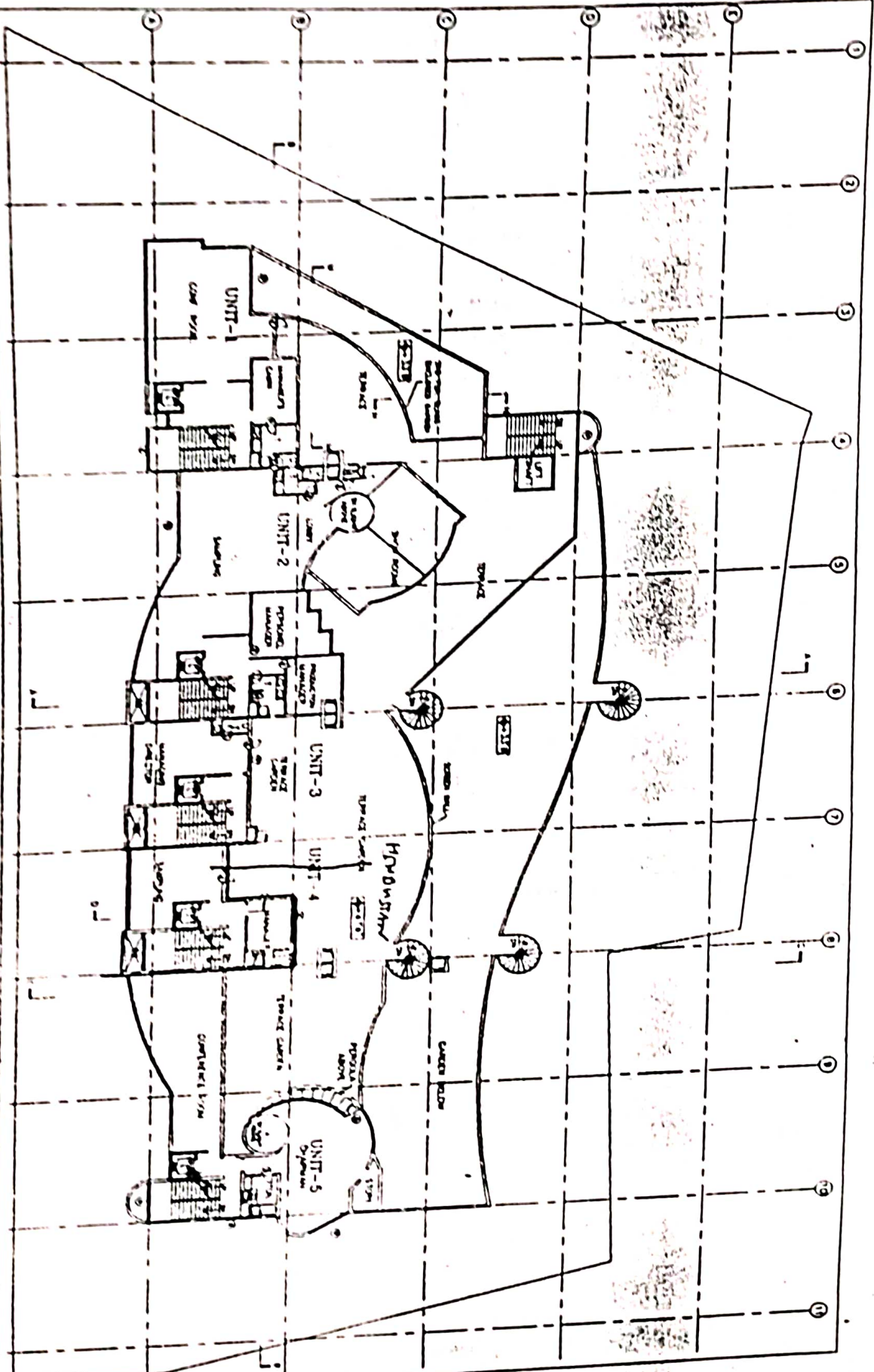
 DRAWN BY: **RAJ**

 PROJECT: **SHANTI & LALITA CONDOMINIUM**

 SECOND FLOOR PLAN

DATE	NO.
20-04-14	1
20-04-14	2
20-04-14	3
20-04-14	4
20-04-14	5
20-04-14	6
20-04-14	7
20-04-14	8
20-04-14	9
20-04-14	10

THIRD FLOOR PLAN



	PROJECT BABY & MORRIS ENG. CO. LTD.	DATE 1951
	SHEET NO. THIRD FLOOR PLAN	DRAWN BY J. W. B.
SCALE & DIMENSIONS ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED		CHECKED BY J. W. B.
APPROVED BY J. W. B.		DATE 12-15-51

DATED THIS 11th DAY OF July 1995
#####

MESSRS. BRADY AND MORRIS
ENGINEERING COMPANY LIMITED
..THE VENDOR

AND

HINDUSTAN APPAREL INDUSTRIES.
..THE PURCHASER

DEED OF CONVEYANCE

LOTTED IN DISTRICT OF UNDER
S... ..
C... ..
W... .. OF
A... ..

M/s. Shah & Sanghavi,
Advocates, Solicitors & Notary,
114-A, Mittal Court, 11th floor,
Nariman Point,
Bombay 400 021.

A:8213.B (50/95)
zag/vm



Affidavit to be produced before the registering authority by the transferee for transfer of land with building within an Urban Agglomeration as defined under the Urban Land (Ceiling & Regulation) Act, 1976.

1. We M/s. HINDUSTAN APPAREL INDUSTRIES, a registered partnership firm registered under the provision of Partnership Act, 1930 and having its office at 1-1/133/121, Shah & Nahur Industrial Estate, Thane (West), Ghatan Jadhav Marg, Lower Panel, Bombay 400 013, do hereby solemnly affirm and declare as under :

Sunn

2. The Company has proposed to obtain the land with building with a dwelling unit thereon specified in Item No.1 (1) of the Affidavit filed by the Transferor which is the same as set out in the schedule hereunder written.

3. Even after the proposed transfer of the lands, the total of land and/or land with building, ceiling limit, ^{if} we own vacant land in excess of the ceiling limit before and/or after the transfer of the lands and we shall file the Statement under sub-section (1) of section 8 or section 15 (as the case may be) of the Act before the competent authority within the time prescribed.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Initial from.

ALL THAT piece and parcel of land partly
 returned to the owner containing by advertisement
 1250 sq. ft. in the southeast quadrant approximately
 1000.00 sq. ft. and according to the records of
 the Boston City Survey and Land Records addressing
 1000.00 sq. ft. situate on Telet Pipe Road, Off.
 Ferguson Road, Parcel, in the City of Boston
 bearing C.S. No. 1111 of Lower Parcel Division and
 numbered as follows, that is to say:

- To the South East Part: by Survey of David May.
- To the South West Part: by C. S. No. 111.
- To the North East Part: by C. S. No. 111.
- To the North West Part: by C. S. No. 111.



COPIES, WHICH ARE REGISTERED BY
 the undersigned
 REGISTERED OFFICIAL REGISTERED
 IN THE PRESENCE OF

FOR REGISTERED APPOINTED
 REGISTERED

FOR REGISTERED APPOINTED REGISTERED

Sumner

REGISTER

1917

THE STATE



BMPP-4846-89-17,000.

SCHEDULE E

(89 SECTION 150)

Please refer to the address & address of the property in Schedule E and the name of the person to whom the property is being transferred in the Schedule E and the name of the person to whom the property is being transferred in the Schedule E.

NO. 2

Form No. 1

To,

THE ASSESSOR AND COLLECTOR, MUNICIPAL CORPORATION OF GREATER BOMBAY.

Brady & Morris Engineering Company, Ltd. give notice, as required by Section 150 of the Municipal Corporation of Greater Bombay Act, of the following transfer of property :-

Date of Notice	Name of Vendor or Assignor	Name of Purchaser or Assignee	Amount of Consideration	Of what Amount	Situation	DESCRIPTION OF THE PROPERTY			Remarks
						No. in Assessment Book	Volume No.	Area	
	BRADY & MORRIS ENG. CO. LTD.	M/s. Hindustan Agrerial Indus.	Rs. 20,00,000/-		BRADY & MORRIS ENG. CO. LTD. Lower Part.				
					C. B. NO. 1/47 OF LOWER PART DIVISION.				
					270 sq. ft. 1/2.				
					1405 sq. ft. 1/2.				
					2400 sq. ft. 1/2.				
					1220 sq. ft. 1/2.				
					1220 sq. ft. 1/2.				
					1220 sq. ft. 1/2.				
					1220 sq. ft. 1/2.				

FOR BRADY & MORRIS ENG. CO. LTD.

[Signature]
Director

M/s Hindustan Agrerial Inds.

Director

Vendor's Signature