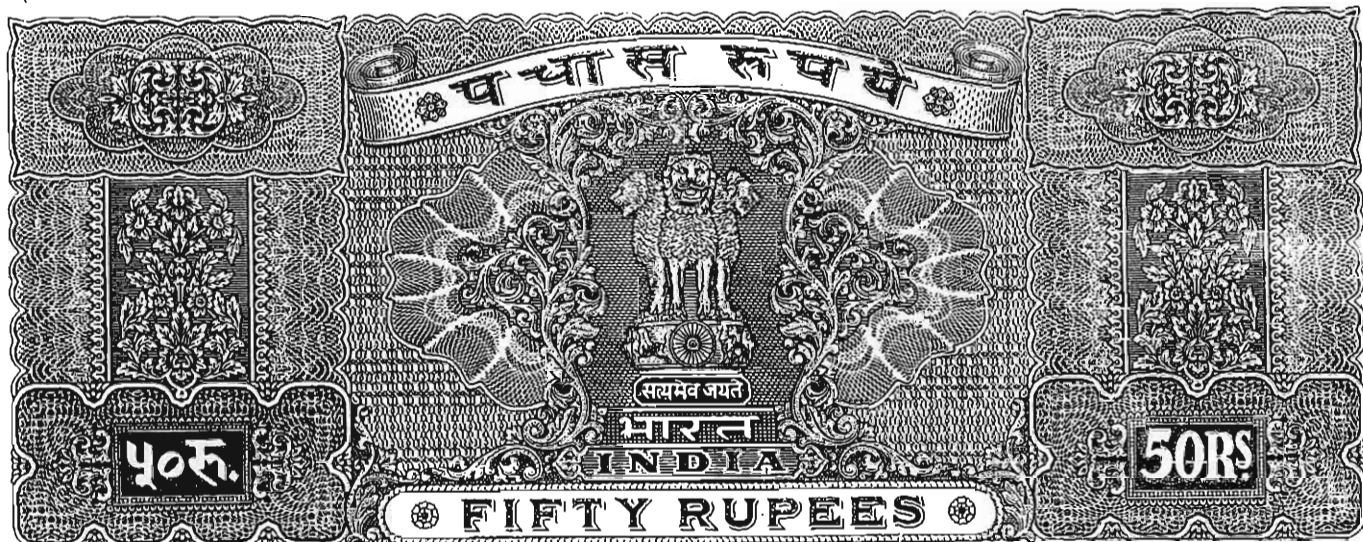


50 Rs.



GIFT DEED

THIS INDENTURE made the 6th day of June 1997 between DR. SANDIP CHATURVEDI, an Indian Inhabitant, residing at 4-B, Sett Minar, Pedder Road, Mumbai-400 026, hereinafter called the "DONOR" (which expression shall unless repugnant to the context or meaning thereof include his heirs executors and administrators) of the One Part AND MRS. SUNITA CHATURVEDI, w/o Mr. Sandip Chaturvedi, an Indian Inhabitant, residing at 4-B, Sett Minar, Pedder Road, Mumbai-400 026, hereinafter called the "DONEE" (which expression shall unless repugnant to the context or meaning thereof include her heirs executors administrators and assigns) of the Other Part:

WHEREAS the Donor is possessed of or otherwise well and sufficiently entitled free from all encumbrances 25% share in Flat No. 4-B, Sett Minar, Pedder Road, Mumbai-400 026 (hereinafter referred to as "the said Premises") and more particularly described in the Schedule hereunder written.

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AND WHEREAS in consideration of natural love and affection which the Donor bears towards the Donee who is his wife the Donor is desirous of making a gift of the said premises to the Donee in manner hereinafter expressed.

AND WHEREAS the Donee has signified her acceptance of the gift hereby made by executing these presents in testimony thereof.

AND WHEREAS for the purpose of stamp duty and gift tax the value of the said Premises is estimated to be RS. 5,128/- as per the Gift Tax Act.

NOW THIS INDENTURE WITNESSETH that for effectuating his said desire and in consideration of natural love and affection which the Donor bears towards the Donee the Donor hereby grants conveys transfers and assures unto the Donee ALL AND SINGULAR the hereditaments and premises described in the Schedule hereto TOGETHER WITH all erections, fixtures, rights, privileges, easements, advantages and appurtenances whatsoever to the said hereditaments and premises or any part thereof belonging or in anywise appertaining to or with the same now or hereto fore held used occupied or enjoyed or reputed or known as part or parcel or member thereof or appurtenant thereto AND ALL the estate right interest claim and demand whatsoever of the Donor in to and upon the said land hereditaments and premises or any part thereof TO HOLD the same unto and to the use of the Donee for ever SUBJECT nevertheless to the payment of all assessments, rates, taxes, cess, dues and duties hereafter to become payable to the Government, the Municipality or any other private, local or public body or authority in respect thereof AND the Donor hereby covenants with the Donee THAT the Donor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed or thing whereby or by reasons or means whereof the said land hereditaments and premises herein before expressed to be hereby assured or any part thereof are/is or may be encumbered or affected in any manner whatsoever or whereby the Donor is in anywise prevented from assuring the said land hereditaments and premises



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or any part thereof in manner aforesaid AND FURTHER THAT the Donor and every person having or lawfully or equitably claiming any estate right title or interest in or to the said land hereditaments and premises or any part thereof through under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the person or persons requiring the same execute and do or cause to be executed and done all such assurances, acts, deeds, matters and things whatsoever for the further or more effectually assuring the said hereditaments and premises or any part thereof unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required.

IN WITNESS WHEREOF the Donor and the Donee hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

All that Property bearing 25% share in Flat No. 4-B, admeasuring about 2000 sq.ft. (built-up) on the 4th Floor, in the Building "Sett Minar ", consisting of first to eighteen upper floors and constructed in the year 1978, situated at 16-A, Dr. Gopalrao Deshmukh Marg, Mumbai-400 026, in Cadestral Survey No.752 (Part) of Malabar Hill Cumballa Division and assessed by the Municipal Corporation of Greater Mumbai within the Registration District and Sub-District of Mumbai.

SIGNED AND DELIVERED by )  
the above named: )  
DR. SANDIP CHATURVEDI )  
in the presence of: )

*Dreuc Norouha*

*Sandip Chaturvedi*

*Marouly*

SIGNED AND DELIVERED by )  
the above named: )  
MRS. SUNITA CHATURVEDI )  
in the presence of: )

*Kailash C. Jangir*

*Sunita Chaturvedi*

*Kailash*