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नोंदणी ३९ म. Regn. 39 m.

दहाएं काचा/अर्जाचा अनुक्रमांक

1917 191 191 CC 117 88 रवर्दियम के १८०ाख. पंस्तएपञ्चाचा प्रकार-DUV. 23.82400/-म्नादर करणाराचे नाप-For Chemtrols Engineering (Pvt.), Lta. वालीलप्रमाणे फी मिलाले नी लेगेरकुनार नादणी जी नमात की (कीविसे Managing Directors पृष्ठांकताची मुक्कत हो 90000 दग्रतम्बर्च नफला किया जापने (कलम ६× ते ६७) शोध किया निरीक्षण देड-नालम २५ अध्यो कतम ३४ जन्वये प्रमाणित नकला (कलभ ५७) (फोलिओ इतर पी (मार्गात पान(वरीत) बाद क PIHOC D1230A Po. 10100/ एव्रण .. 90900-

दस्तऐवज ------

राजी तयार होईता व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंद्रणस्कृत हाकेन पाठलाता.

भादरकर्ता

निबंधक.

- t. <mark>जादा नोंदर्भा फी अनुक्रद सतस विचा अठस अन्त्ये</mark>.
- २. रजवात फी.
- फाईल करण्याची फी.
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 अनु च्डेय वंक्ष अन्तये.
- ४: मुखत्यारनामा अनुप्रमाणन.
- ५. गृहभेट फी.
- ६. मुरक्षित तावा की.
- ७. भोहोरवंद पाकिटांचा निक्षेप.
- ८. मोहोरबंद पाकिट उन्नडणे.
- ९. मोहोरबंद पाकिटे परत मागे धेणे.
- १०. अडत.
- ११. परिचारिका किया स्त्री परिचाराची सेवा.
- १२. न्युन आकारित फीची वसुली.
- १३. जड संग्रहाच्या यस्तूंच्या विकीचे उत्पन्त.
- १४. ् विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
- १५. प्रवास खर्च.
- १६. गता.

दुय्यम निबंधक

दस्तऐवज परत केला.

पावती क.

2607/2000

नोंदणीः ३९। म Regn. 39 m.

दातऐवजाचा/अर्जाचा अनुक्रमांक

23/7/500 th 18. दिनांक

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दंड-कलम २५ अन्वये

कलम ३४ अन्वये

स्रमाणितं नकला (कलम ५७) (फोलिङो

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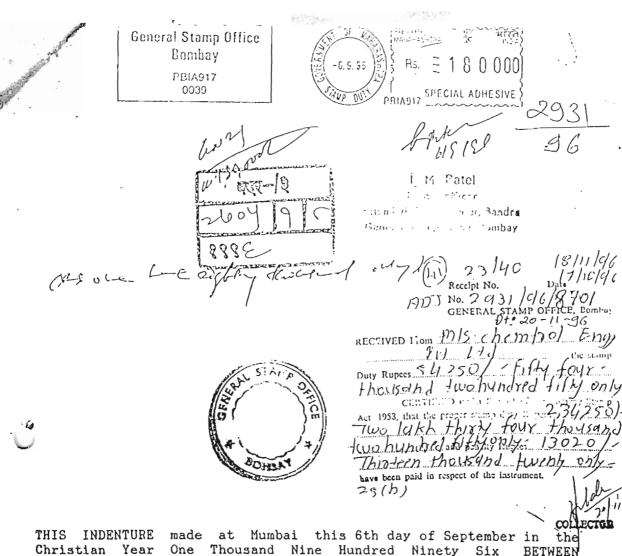
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- ४. मुखत्यारनामा अनुप्रमाग्यनः
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- ६. सुरक्षित तावा की.
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- ९. मोहोरवंद पाकिटे परत मासे धेसे.
- १०. अडत.
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- १२. व्युन आकारित फीची वसुती.
- १३. जढ संग्रहाच्या वस्तूंच्या बिक्विचे उत्पन्त.
- १४. विलेख इ. च्या नकला शर्खवेण्याचा टपाल खर्च.
- १५. प्रवास खर्च.
- १६. भत्ता.

दुष्यम निबंधक

दस्तऐवज परत केला.



THIS INDENTURE made at Mumbai this 6th day of September in the Christian Year One Thousand Nine Hundred Ninety Six BETWEEN RAMNATH PURI son of late Dr Amar Nath Puri residing at Amar Hill, Saki-Vihar Road, Powai, Mumbai 400 072, hereinafter called "The Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the One Part and M/s CHEMTROLS ENGINEERING PVT. LTD. a Company incorporated under the Companies Act, 1956 having its registered Office at 910, Tulsiani Chambers, 212, Nariman Point, Mumbai 400 021 hereinafter called the "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include its successors and assigns) of the Other Part.

WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to the premises consisting of several pieces or parcels of land or ground situate at Village Tungwa, Mumbai 400 072 admeasuring 8831 square metres (10561 Square Yards) and more particularly described in the First Schedule hereunder written hereinafter referred to as the said "Property" by virtue of a Conveyance dated 5th September 1972 resulting in a property card and registered with the Sub-Registrar at Bandra.

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AND WHEREAS the Vendor by three conveyances dated 11th April 1984, 21st Dec. 1984 and 20th January 1986 has sold to the Purchasers all that piece or parcel of freehold land and structure standing thereon more particularly described in the Second Schedule hereunder written hereinafter referred to as the "Conveyed Property".

AND WHEREAS the Vendor has agreed to sell as per the memorandum dated 16th September, 1986 all that piece or parcel of freehold vacant land admeasuring 12000 sq.ft. alongwith FSI situate at Amar Hill, Saki-Vihar road, Powai, Mumbai 400 072 at a consideration then agreed upon of Rs.12.00 lakhs which payment the Purchasers have paid in full to the Vendor in installments and whereas the Purchasers, by virtue of the conveyances for the Conveyed Property described in Second Schedule to this agreement already have parking rights, right of way and right on appertunent land etc. on part of the land from respective dates of conveyances beginning April, 1984 and whereas the Purchasers have been paying rent and municipal & general taxes to the Vendor from April, 1988 onwards on and for the land, of 12000 sq.ft. and whereas the Purchasers have in their possession the said land of 12000 sq.ft. since April, 1988.

And whereas the Vendor and the purchasers have by this agreement agreed to both simultaneously retire from the partnership leading to dissolution of the partnership agreement dated 1st October, 1986 in the firm, name and style of Chemtrol Associates entered into between the vendor and the purchaser for developing the land and structure there-on as described in the appendix-I attached to the partnership agreement wherein the purchasers have brought in a sum of Rs.5.25 lakhs (Rupees Five Lakhs Twenty Five Thousand Only), since both vendor and purchasers could not obtain permissions from invernment and BMC authorities to develop and construct inspite of that efforts from 1986 onwards and hence having decided now to close than Chemtrols associates with No liability of either partner to each other.

And whereas the Vendor has received a sum of Rs.18.00 lakhs (Rupees Fighteen Lakhs Only) from the purchasers inclusive of a sum of Rs.75,000.00 (Rupees Seventy Five Thousand Only) received by Vendor through his proprietory concern M/s Industrial Chemicals &Adhesives.

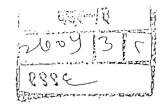
AND WHEREAS the Vendor has now agreed to convey the said land admeasuring 10764 Sq.ft. with FSI as applicable alongwith structure housing Saki Vihar Road Post Office and the land on which structure housing Saki-Vihar Road Post Office stands admeasuring apprx. 1345Sq.ft. situate adjacent and continuing with the said land totally admeasuring 12109 Sq.ft. hereinafter referred to as the said "Premises" more particularly described in third schedule hereunder written and delineated in the plan A duly signed by both parties and their witnesses wherein premises being conveyed is coloured in Blue and premises continuing to belong to Ramnath Puri coloured in Red thereof hereto annexed to this agreement and whereas Purchasers have agreed to purchase the "Premises" under this conveyance deed.

AND WHEREAS the sum of Rs.18.00 lakhs (Rupees Eighteen Lakhs Only) was paid in its entirety by the Purchasers to the Vendor.

NOW THIS INDENTURE WITNESSETH that in pursuance of this agreement and in consideration of a sum of Rs.18.00 lakhs (Rupees Eighteen Lakhs Only) already paid by the Purchasers to the Vendor and in

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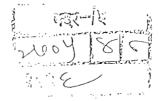


consideration of the retirement/dissolution of the partnership agreement dated 1st October, 1986 in the firm, name and style of Chemtrols Associates entered into between the Vendor and purchasers, the Vendor doth hereby grant soll, assign convey and assure unto the purchasers, its successors and assigns for ever in simple free from all encumbrances the said "Premises" namely all that piece or parcel of freehold land admeasuring 10764 sq.ft. alongwith structure housing Saki Vihar Road Post Office and the land on which structure housing Saki-Vihar Road Post Office stands admeasuring approx.1345 sq.ft. totally admeasuring 12109 Sq.ft. having northern boundary at 5 metrs from northern wall of the structure housing post office and running parallaly to it, but for 1.3 mtrs at Saki-Vihar Road end wherein the boundary is at a distance of \$7.00 mtrs. from northern wall of structure housing post-office and more particularly described in the Third Schedule hereunder written and delineated in the plan thereof hereto annexed TOGETHERWITH all and singular courts, yards, areas, ways, wells, compound, paths, passages, water, water-sources, sewers, ditches, trees, drains, plants, lights, liberties, privileges, easements, profit, advantages, lights, members, appurtenances whatsoever to the said premises or any part thereof belonging to on in anywise appertaining to wish the same or any part thereof now at any time heretofore or held/used/occupied or enjoyed or reputed or known as part or members ore, be thereof or be appurtenant thereto AND ALL THE ESTATE right, title; and interest, use inheritance property, possession, benefit, , claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the said land hereditaments and premises hereby conveyed, transferred and or any part thereof to HAVE AND TO HOLD said premises hereby granted conveyed, transferred and assured for intended or expressed so to be with their and every of their rights, members and appurtenances SUBJECT to the payment of all rents, taxes, assessments rates, duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra or any other Public body in respect thereof and the Vendor doth hereby for himself, his heirs, and administrators and assigns executors covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by then the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done. committed or omitted or knowingly suffered to the contrary then the Vendor has now in himself good right full power and absolute authority to grant and assurance the said piece or parcel of land or ground hereby granted or assured or intended so to be UNTO AND TO THE USE of the Purchasers in manner aforesaid AND WHAT the Purchasers shall possess and enjoy the said land hereditaments and premises and receive the rents, issue and profits thereof to and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for him AND THAT free and clear and clearly and freely, clearly and absolutely acquitted. exonerated and for ever discharged or otherwise by the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates, titles charges and encumbrances whatsoever and made, executed, occasioned or suffered by the Vendor or any person or persons lawfully or equitably or to claim by from under or in trust or any of them AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any

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estate or in trust rights, title or interest in the said hereditaments land and premises or any of them or any part thereof from under or in trust for the Vendor or his heirs shall and will from time to time and at all times, hereafter, at the request and cost to be done and executed all such further and other acts, deeds, things, conveyance is and assurances in the law whatsoever for further and more perfectly assuring the said hereditaments land and premises and every part thereof UNTO AND TO THE USE of the Purchasers in the manner aforesaid as shall or may be reasonably required.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor doth hereby covenant with the Purchasers that he, the Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and owner for the time being of the said land and premises or any part thereof hereby granted and conveyed or intended so to be produce or cause to be produced to him or his attorneys or attorney or agent or agents or at any trial hearing commission examination or otherwise as occasions shall require the title deeds more particularly described in the Third Schedule mentioned in the Conveyance dated 5th September, 1972 maintaining defending and proving his estate, title or possession to the said piece or parcel of land hereby granted and conveyed or intended so to be AND ALSO at the like request and cost deliver or cause to be delivered to the Purchasers, its successors and assigns of the said land and premises or any part thereof such attested or other copies extracts or abstracts from the said documents as he may require and kept the said documents safe unobliterated and uncancelled. shall and will in the meantime and unless prevented as aforesaid

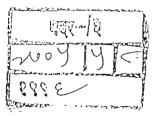
AND THIS INDENTURE FURTHER WITNESSETH that the Vendor doth hereby covenant with Purchasers that the conveyances executed earlier between the Vendor and the Purchasers, more particularly described the Second Schedule to this conveyance deed shall be read and understood to be an integral part of this conveyance deed in order to make the "Conveyed Property" as described in the Second Schedule to this agreement and the "Premises" described in the third schedule to this agreement into a single block of asset to cause or to be caused for division as a single entity from the "Property" described in First Schedule to this agreement. For this purpose Plan B annexed to this agreement and signed duly by both parties and witnesses shall form the definitive document.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor doth hereby agrees to obtain statutory clearances under ULC, Income Tax, BMC as applicable.

AND TIIS INDENTURE FURTHER WITNESSETH that the purchasers doth hereby undertake responsibility to provide all utilities such as water, electricity, sanitation etc. and undertake responsibility for maintenance and/or renovation of the structure housing post office as the purchasers become the rightful owner of the structure and premises and that the vendor doth hereby absolves all his rights and lien on the structure and premises. It is expressely understood by the purchasers that the post-office is a tenanted structure and that shifting/or relocating of post office is the responsibility of the purchaser and that vendor under no circumstances is responsible

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for the same as requested by post office vide their letter no.DNE/53/93 dated 13.04.93. Monthly rent will be received by the purchasers and all tenancy rights of the said post office stand transferred to the purchasers.

IN WITNESS THE VENDOR hereunto set his hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO THE "PROPERTY"

ALL THOSE pieces or parcels of land or ground situate in the village of Tungwa in Powai Estate, Greater Mumbai in the Registration Dist. and Sub-district of Bandra and containing by admeasurements 8831 square metres (10561 square yards) or thereabouts and bearing Survey No.87 (part) and C.T.S No.182 (part) and bounded on or towards the east by land belonging to Hari Mohan Puri and bearing new Survey No. 87 (Part) on or towards the north land belonging to Mrs Tara Garup and bearing New Survey No.55 (part) and or towards the south partly by land belonging to Himdoot and bearing Survey No.6 (part) and partly by land belonging to the said Hari Mohan Puri and bearing Survey No.87 (part).

THE SECOND SCHEDULE ABOVE REFERRED TO THE "CONVEYED PROPERTY"

301. Conveyance deed dated 11th April, 1984 towards conveyance of -

ALL THAT piece or parcel of land or freehold land and structure standing thereon being the premises comprising of RCC covered Big Hall and Small Room accommodating Factory together with usable side verandhas admeasuring 156 square metres or thereabout bearing Survey NG 55(part) Hiss No.1, Situate at Amar Hill, Village Tungwa, Saki-Villar Road, Powai, Mumbai 400 072.

Conveyance deed dated 21st Dec. 1984 towards conveyance of-

The upper floor premises admeasuring 176 sq.metres or thereabouts bearing Survey No.55 (part), Hissa No.1 situate in the Village of Tungwa in Powai Estate, Greater Mumbai in the Registration District and Sub-District of Bandra

and

Ø3. Conveyance deed dated 20th Jan. 1986 towards conveyance of-

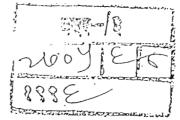
ALL THAT piece or parcel of freehold vacant land admeasuring 832 sq.ft. (in dimension of 52 feet in length x 16 feet in width) equivalent to 77.50 sq.metres or thereabouts bearing Survey No.55 CTS No.182 (part) Hissa No.1 situate in the Village of Tungwa in Powai Estate Greater Mumbai in the Registration District and Sub-District of Bandra.

THE THIRD SCHEDULE ABOVE REFERRED TO THE "PREMISES"

ALL THAT piece or parcel of freehold vacant land admeasuring 10764 sq.ft. with F.S.I. as is applicable alongwith structure housing saki-vihar road Post office and the land on which structure housing

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Saki-Vihar Post Office stands admeasuring approx.1345 Sq.ft. totally admeasuring 12109 Sq.ft. bearing Survey No.55 CTS No.182 (part) Hissa No.1 situate in the village Tungwa in Powai Estate Greater Mumbai in the Registration District and Sub-District of Bandra and as per the plan-A clearly marked and annexed hereto and bounded as follows-

On or towards EAST

: Partially building belonging to Ramnath Puri on a raised level and partially land belonging to Ramnath Puri

On or towards WEST

: Saki Vihar Road.

On or towards NORTH

even land with Pump house and Tube Well belonging to Ramnath Puri Rat a distance of 5 mtrs. from structure housing post-office(7.00mtrs.).50 at Saki-Vihar Road end for a length of 1.3 mtrs.)

On or towards SOUTH

: Amar Hill inside road belonging to Ramnath Puri leading to the residence of Mrs Raksha Oberoi.

SIGNED, SEALED & DELIVERED BY the withinnamed SHRI RAMNATH PURI (Son of Dr Amarnath Puri) in the presence of-

Ram Mous Puris -

Ø1. Mr SUNIEL PURI

02 Mrs NIRMAL PURI

SIGNED, SEALED & DELIVERED BY The withinnamed M/s CHEMTROLS ENGINEERING PRIVATE LIMITED through its Managing Director SHRI K NANDAKUMAR in the presence of

Ø1. Mr S. A. NIKAM

Ø2. Mr R. R. NAIR

Received from the within named purchasers a sum of Rs. 18.00 lakhs (Rupees Eighteen Lakhs Only).

RAMNATH PURI

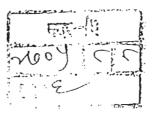
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	Manager
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भागकर जायस रहेरे के कलम २३० भ भग्नाचे भगाणपत्र बाद काले विशेष __26 १/2000

- 6 MAY 2000मह. दुस्स विशेषक, दुस्स १ गुंबई उपमद्धा जिल्हा



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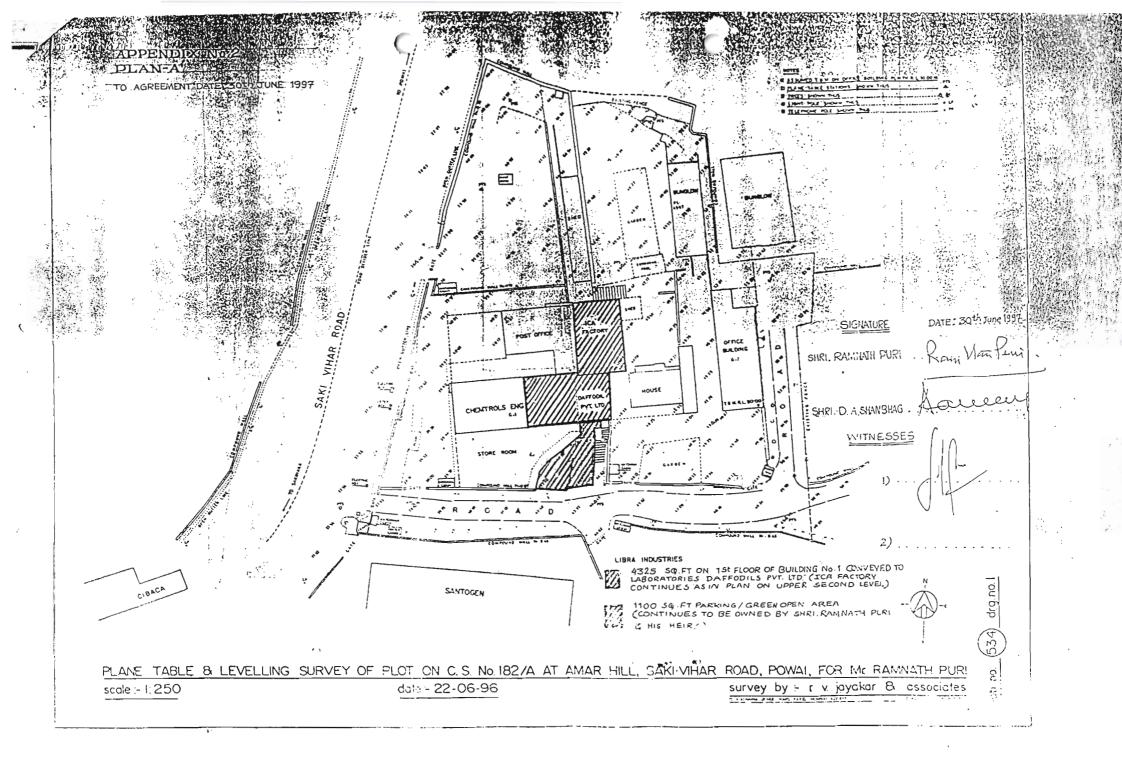
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मालमतेच्या रिजरटर कार्डातील उत्तासी जिल्हा गुनारत उपनागर ग्रे मिटी सब्हें न्यूजान तालका न्युन्छ। सत्ता प्रकार सरकारला भरलेत्या सान्याचा अथवा क्षेत्रफळ के का सिटी सब्हें नंबर संडाचा तपशील व तो केव्हा 90099-6 6420-6 यदलावपाचा २५-७१ ४८ - ३० - १४-५-५८७८ (1139-0 J. 1 वहिंवाटीचे ह्यसः :-मध्ये धार्ण करणाऱ्यांचे नांव १९ हुन्क कसा प्राप्त प्राला (जोपर्यंत तपास लागला तोपर्यंत) पट्टेदार :--इतर वीजें :-इतर शेरे निवन धारण करणारा (धा) पट्टेदार (प) तारीख व्हलुम नं. साक्षीदाखल मही ब्यवहार अथवा इतर वोजा असणार (ई) २ 5.7.F. भार्वको (६२०) [H] गान्त्रभू अति समताथ पुरी นีเกิเริ่มเกม योतिके में भारत १९८० हो न अन्तर १०० वर्ड अ संस्थावर कलन् पोर्टाहरूले पद्धतं तायत - aiillas जान्यु के १८२ व १९८० के ही कार्नेदारामा 7.3/-6.7(2) 302 = 3111 SON 1 313/3/ नार्रा। भेजारिश ६१ उनाह 3141/202 Harry Assess 14.72.4.60 124.40.36.231 10-6-78 राजा जेल देते त्या है। 1. 12 31.0.1 તૈક્ષન ફોલ્ફિસ્સ 3.3.4.751.1346 पर्वे के दि. १ - ०८ च्या संदि रहे करेंबत्राका 3 में अधि मु ३ अहोरी मानी कार्यन क 9 में स्टिप्न हो / हार १४ / ६४ होंद . १०-५-७६ अमार्ग में जो जास नाद बेतानी MINI V.7. 2828-3014.5-7-44 414/1 21.42 37.6.9 13:3. 21. 61 . igali . 23) प्रदर्भ . एसूल जस्द · अर्ज आत्याची तारीख उंगहारु न निकला भूत्क ्र इति विकासमा प्रतिवार मुल्क नक्कल दिल्याची ता. ः तपासणी शुल्कः त्यार करणार ग्रीयः क्तागद शुल्यः पुरुष वणसूची करणार 'निरोशक भूमि ऑर्फ्सके वेया

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