



नं. १०० ०११  
 दिनांक .....  
 पंजीत/धीमती .....  
 न्यायोत्तर बुवांक न. ....  
 म्प्राप .....  
 3 MAY 1905  
 Mrs. P. A. Chotrani, Advocate, Bombay-21

DEED OF CONFIRMATION.

This Deed of Confirmation is made at Bombay this  
 day of *June* 1985 Between M/s. Sanjay Corporation a  
 Partnership firm having its office at Mittal Tower, 'B'  
 Wing, 16th floor, 210, Nariman Point, Bombay. 400 021  
 hereinafter called "the Builders" (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 of the said firm its successors and assigns) of the  
 One Part AND Mr. N.N. Mehra and Mr. R. M. Bector of Indian  
 Inhabitant hereinafter called the "Purchasers" (which  
 expression shall unless it be repugnant to the context or  
 meaning thereof be deemed to include their heirs, executors,  
 administrators and assigns) of the Other Part.

Whereas by Agreement of Sale dated the 19th April, 1984  
 made between the parties hereto which is hereto annexed and

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made at "A" the Builders agreed to sell to the Purchasers, Gala No. 39 on Ground floor of the Building Sanjay No. 5, at Mittal Estate, Andheri Kurla Road, Bombay. 400 059 hereinafter referred to as the said "Gala" in the property more particularly described in the First Schedule to the said Agreement for Sale being the same as the property more particularly described in the Schedule hereto at the price and upon the terms and conditions more particularly mentioned therein AND WHEREAS the said Agreement for sale was to be registered with the Sub-Registrar of Assurances at Bombay but owing to unavoidable circumstances and Agreement for Sale could not be lodged for registration within a stipulated time AND WHEREAS since the time of registration of the said Agreement for Sale having expired IT IS NOW agreed that the parties should execute these presents confirming the said Agreement for Sale and to have this Deed of Confirmation

with the said Agreement for Sale annexed hereto be registered.

Now this Indenture witnesseth as follows:

1. That the Builders and the Purchasers do and each of them doth hereby confirm that the said Agreement for Sale hereto annexed and dated 19th April, 1984 executed by and between them is valid and subsisting Agreement between the parties for the said flat on the terms and conditions mentioned therein.
2. Parties hereto do hereby further confirm that the terms and conditions of the said Agreement for Sale have been duly confirmed and carried out and the payments made and acts done and stipulations carried out are all binding upon the parties hereto.
3. That notwithstanding the non registration of the said Agreement for Sale the same shall be as valid effectual and binding and enforceable at law for all intents and purposes upon this Deed of Confirmation being registered along with the said Agreement for Sale Annexed hereto, as if the said Agreement for Sale had been duly registered within stipulated period and this Deed of Confirmation had not been executed.

IN WITNESS WHEREOF the Parties have set their respective hands the day and year hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of Agricultural land or ground situate at lying being at Marol in Taluka Andheri of Bombay Sub-District within the Registration Sub-District of Bandra, District Bombay Suburban in Greater Bombay bearing Survey No. and Hissa Nos. as under :-

SURVEY NO.

86

87

HISSA NO.

17 (part)

3D (part)

<u>SURVEY NO.</u>	<u>HISSA NO.</u>
87	3C (part)
87	3B (part)
87	2B (part)
87	2A (part)
86	22
86	21

and admeasuring in aggregate 22000 sq. yds. equivalent to 18394.86 square meters or thereabouts and bounded as follows:- that is to say on or towards the east by a Nala, on or towards the North partly by a Private property of the same estate of the Sub-lessors, partly by Survey No. 87 Hissa No. 3B, partly by Survey No. 87 H. No. 2B (part), on or towards the west by partly by Survey No. 86 Hissa No. 1 partly by Survey No. 87, Hissa No. 1 and partly by Survey No. 86 Hissa No. 18 and on or towards South partly by NALA and partly by Survey No. 86, Hissa No. 20 and partly by Survey No. 86 Hissa No. 18.

SIGNED AND DELIVERED )

by the withinnamed )

*For Sanjay Corporation,*  
*Amal Kumar Mittal*

*Partner*

Builder in the presence )

of ... .. )

SIGNED AND DELIVERED )

by the withinnamed )

*N. M. Choudhary*  
*Secretary*

Purchaser in the Presence)

of ... .. )