

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/004



INDIA

Rs. ≈ 0000020

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SPECIAL ADHESIVE

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THIS INDENTURE made at Mumbai on this 5th day of ^{APRIL} March ^{Bem}
Two Thousand and Two BETWEEN SURAJ ESTATE DEVELOPERS
PRIVATE LIMITED, a company registered under the Companies Act, 1956
having its registered office at Flat No.901, Silver Cascade, Mount Mary
Road, Bandra, Mumbai-400 050, hereinafter referred to as 'the
Developers' (which expression shall unless it be repugnant to the context
or meaning thereof be deemed to mean and include its successors in title
and assigns) of the One Part AND NATIONAL STOCK EXCHANGE OF
INDIA LTD., a Company registered under the Companies Act, 1956
having its registered office at Exchange Plaza, Bandra-Kurla Complex,
Bandra (East), Mumbai-400 051 hereinafter referred to as "the
Apartment Owner" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include its
successors-in-title and assigns) of the Other Part. ^{Bem}

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WHEREAS :

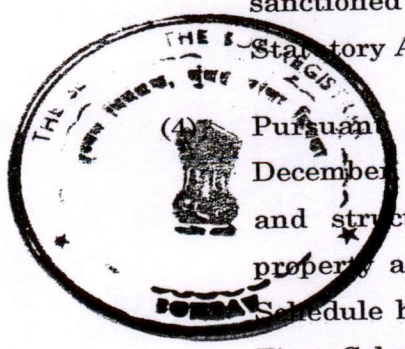
(1) (1) Teresa Bonnie Fernandes, (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (4) Lorraine Fernandes, (5) Ronnie Alias Ronald Mathias Fernandes, (6) Thomas Pereira, (7) Melanie Catherine Lobo, (8) Maxwel Pereira and (9) Malcolm Pereira were seized and possessed of and otherwise well and sufficiently entitled to the property bearing Final Plot No.766 of Town Planning Scheme No.IV, Mahim area admeasuring about 1958 square yards equivalent to 1637.14 square metres situate at College Gully, Gokhale Road (North), Dadar, Mumbai-400 028 in the registration District and Sub-District of Mumbai City and Mumbai Suburban particularly described in the First Schedule hereunder written and shown surrounded by a ~~red~~ ^{black} coloured boundary line on the plan hereto annexed and marked Annexure "A" and hereinafter referred to as 'the said property'.

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Ann. "A"

(2) Under the Development Agreement dated 23rd December, 1993 made between the said (1) Teresa Bonnie Fernandes, (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (4) Lorraine Fernandes, (5) Ronnie Alias Ronald Mathias Fernandes, (6) Thomas Pereira, (7) Melanie Catherine Lobo, (8) Maxwel Pereira and (9) Malcolm Pereira of the One Part and the Developers of the Other Part, the Developers have acquired the rights of development of the said property.

(3) Under the said Development Agreement dated 23rd December, 1993, the Developers have agreed to construct new buildings on the said property after demolition of old buildings and structures thereon in accordance with the building proposals to be got sanctioned from the Municipal Authorities, Government and other Statutory Authorities.



(4) Pursuant to the said Development Agreement dated 23rd December, 1993, the Developers have demolished all the buildings and structures which were previously standing on the said property and constructed on the portion described in the Second Schedule hereunder written of the said property described in the First Schedule hereunder written a building consisting of part

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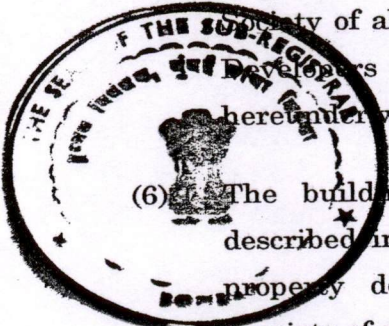
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ground floor and part stilt and seven upper floors, with one residential apartment on the ground floor and two residential apartments on the first floor and three residential apartments on each of the second, third, fourth, fifth and seventh floors and two residential apartments on the sixth floor making a total of twenty apartments and seven car parking spaces under stilt of the said building (~~including one provided in place of Society Office/Postal room~~) and another building on the remaining portion described in the Third Schedule hereunder written of the said property described in the First Schedule hereunder written consisting of Wing "A" with stilt and seven upper floors and Wing "B" with stilt and two upper floors in accordance with the building proposals sanctioned by the Municipal Corporation of Greater Bombay under No.EE BPR/4368/GN/AR and EE BPR/4369/GN/AR of 10-10-1997 as amended on 18-09-2000.

(5) The Developers have provided permanent alternate accommodation to the tenants and occupants of the structures which were previously standing on the said property, in the building constructed by the Developers on the portion described in the Third Schedule hereunder written, of the said property described in the First Schedule hereunder written and the Developers have agreed to transfer the said property described in the Third Schedule hereunder written in favour of the Co-operative Society of allottees of premises in the building constructed by the Developers on the said property described in the Third Schedule hereunder written.



(6) The building constructed by the Developers on the portion described in the Second Schedule hereunder written of the said property described in the First Schedule hereunder written consists of part ground floor and part stilt and seven upper floors, with one residential apartment on the ground floor, two residential apartments on the first floor and three residential apartments on each of the second, third, fourth, fifth and seventh floors and two residential apartments on the sixth floor making a total of twenty apartments and seven car parking spaces under stilt of the said building (~~including one proposed in place of Society office/Postal room~~) on the said property described in the Second Schedule

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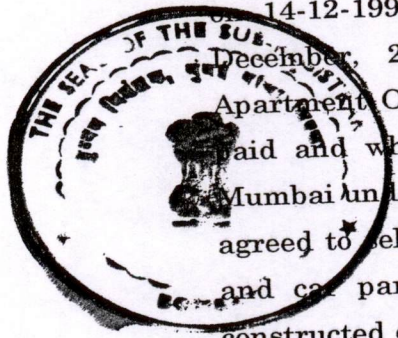
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hereunder written. The floor plans of the said building constructed by the Developers on the said property described in the Second Schedule hereunder written are annexed hereto and marked **Ann. "B" colly.** **Annexure 'B'** collectively. All the Apartments in the said building standing on the property described in the Second Schedule hereunder written are used for residential purposes and are capable of individual utilisation on account of having an independent exit to common areas and facilities of the said building.

(7) The Developers have entered into Agreements for Sale/Allotment on ownership basis of each of the apartments and car parking spaces under stilt of the building constructed by the Developers on the property described in the Second Schedule hereunder written and the particulars of the Agreements entered into by the Developers in respect of the apartments on the said property described in the Second Schedule hereunder written are as shown in **Ann. "C"** in **Annexure "C"** hereto.

(8) Under Agreement for Sale dated 11th December, 1998 executed between the Developers and the Apartment Owner on which stamp duty of Rs.4,08,950/- has been paid and which is registered with the Sub-Registrar of Mumbai under Serial No.BBE/5154/98 of 1998 14-12-1998 as modified by Deed of Modification dated 29th December, 2001 executed between the Developers and the Apartment Owner on which stamp duty of Rs.73,320/- has been paid and which has been registered with the Sub-Registrar of Mumbai under Serial No. BBE-9328 of 2001, the Developers have agreed to sell Apartment No.101 on the first floor of the building and car parking space No. 2 under the stilt of the building constructed on the said property described in the Second Schedule hereunder written to the Apartment Owner for the price of Rs.65,43,440.45 and upon the terms and conditions mentioned therein and the Apartment Owner has paid the full purchase price of Rs.65,43,440.45 to the Developers and received possession of the said Apartment No.101 and Car parking space No.2.



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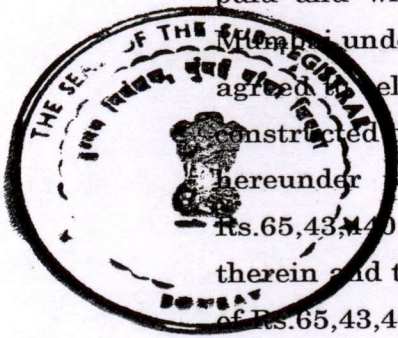
(9) Under Agreement for Sale dated 11th December, 1998 executed between the Developers and the Apartment Owner on which stamp

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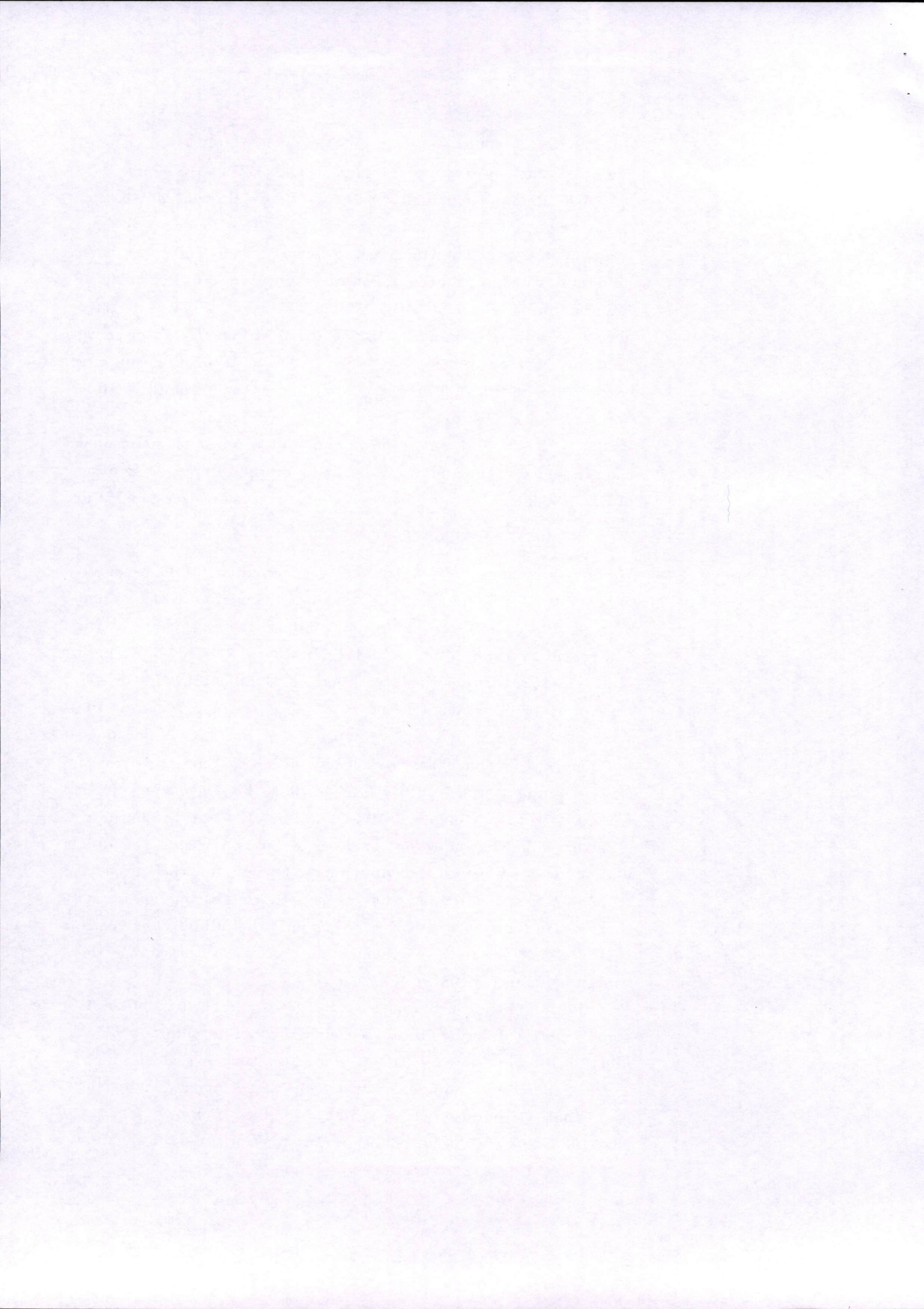
duty of Rs.4,14,390/- has been paid and which is registered with the Sub-Registrar of Mumbai under Serial No. BBE/5155/98 of 1998 on 14-12-1998 as modified by Deed of Modification dated 29th December, 2001 executed between the Developers and the Apartment Owner on which stamp duty of Rs.67,280/- has been paid and which has been registered with the Sub-Registrar of Mumbai under Serial No. BBE-9326 of 2001, the Developers have agreed to sell Apartment No.102 on the first floor of the building and car parking space No. 3 under the stilt of the building constructed on the said property described in the Second Schedule hereunder written to the Apartment Owner for the price of Rs.65,36,321.75 and upon the terms and conditions mentioned therein and the Apartment Owner has paid the full purchase price of Rs.65,36,321.75 to the Developers and received possession of the said Apartment No.102 and Car parking space No.3.

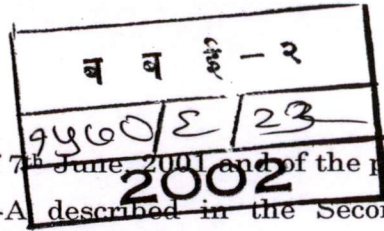
- (10) Under Agreement for Sale dated 11th December, 1998 executed between the Developers and the Apartment Owner on which stamp duty of Rs.4,08,950/- has been paid and which is registered with the Sub-Registrar of Mumbai under Serial No. BBE/5157/98 of 1998 on 14-12-1998 as modified by Deed of Modification dated 29th December, 2001 executed between the Developers and the Apartment Owner on which stamp duty of Rs.73,320/- has been paid and which has been registered with the Sub-Registrar of Mumbai under Serial No. BBE-9327 of 2001, the Developers have agreed to sell Apartment No.103 on the first floor of the building constructed on the said property described in the Second Schedule hereunder written to the Apartment Owner for the price of Rs.65,43,440.45 and upon the terms and conditions mentioned therein and the Apartment Owner has paid the full purchase price of Rs.65,43,440.45 to the Developers and received possession of the said Apartment No.103.



- (11) Sub-division of the said property into Plot-A admeasuring 1020.50 square metres described in the Second Schedule hereunder written and Plot-B admeasuring 616.63 square metres described in the Third Schedule hereunder written has been approved by the Municipal Corporation of Greater Mumbai under letter No. EB/8108/GN/A of 7th June, 2001 and a copy of the said sanction

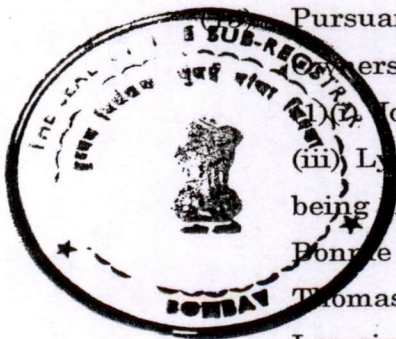
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letter No. EB/8108/GN/A of 7th June, 2001 and of the plan attached therewith, on which Plot-A described in the Second Schedule hereunder written is shown surrounded by a red line and Plot-B described in the Third Schedule hereunder written is shown surrounded by Blue line is hereto annexed and marked Annexure "D".

- (12) The said Ronnie alias Ronald Mathias Fernandes died at Mumbai on or about 22nd August, 1999 without leaving any Will leaving his father Jose alias Joe Mathias Fernandes and mother Teresa Bonnie Fernandes and only brother Robin Fernandes and only two sisters Lorraine Fernandes and Lyra Viegas nee Lyra Fernandes as his only heirs according to Indian Succession Act, 1925 by which he was governed.
- (13) The said Teresa Bonnie Fernandes died at Goa on or about 1st March, 2002 without leaving any Will, leaving her husband Jose alias Joe Mathias Fernandes and her sole surviving son Robin Fernandes and two daughters Lorraine Fernandes and Lyra Viegas nee Lyra Fernandes as her only heirs according to Indian Succession Act, 1925 by which she was governed.
- (14) In the circumstances, Jose alias Joe Mathias Fernandes, Lorraine Fernandes and Lyra Viegas nee Lyra Fernandes and Robin Fernandes are the only heirs and legal representatives of the late Teresa Bonnie Fernandes and of the late Ronnie alias Ronald Mathias Fernandes.



Pursuant to the provisions of the Maharashtra Apartment Ownership Act, 1970 (Maharashtra Act. No.XV of 1971), the said Jose alias Joe Mathias Fernandes (ii) Lorraine Fernandes, (iii) Lyra Viegas nee Lyra Fernandes and (iv) Robin Fernandes being the only heirs and legal representatives of the late Teresa Bonnie Fernandes and the late Ronnie Mathias Fernandes and (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (4) Lorraine Fernandes, (5) Thomas Pereira, (6) Melanie Catherine Lobo, (7) Maxwel Pereira and (8) Malcolm Pereira and the Developers abovenamed have executed a Declaration dated 28/3/2002

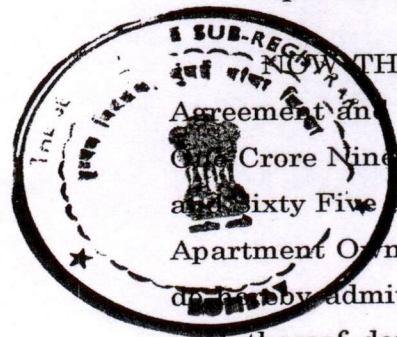
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March, 2002 (hereinafter referred to as the said Declaration') and lodged it for registration in the office of the Sub-Registrar of Assurance at Mumbai, under Serial No. BBE2-01423 of 2002 under which the land, hereditaments and premises described in the Second Schedule hereunder written have been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970.

(16) As aforesaid, the Developers have agreed with the Apartment Owner for the absolute sale to the Apartment Owner of Apartment Nos.101, 102 and 103 on the first floor of the building and car parking space Nos.2 and 3 under stilt of the building constructed on the property described in the Second Schedule hereunder written for the total consideration of Rs.1,96,23,202.65 TOGETHER WITH undivided interest in the common areas and facilities and the restricted common areas and facilities as defined and to the extent of the percentage as mentioned in the said Declaration of the Owners and the Developers free from all encumbrances at or for the price of Rs.1,96,23,202.65 and the Apartment Owner has called upon the Developers to execute the Conveyance of Apartment Nos.101, 102 and 103 on the first floor of the building and car parking space Nos.2 and 3 under the stilt of the building on the said property described in the Second Schedule hereunder written in favour of the said Apartment Owner, which the Developers have agreed to do in the manner hereinafter appearing :

(17) Premises in Apartment Nos.101, 102 and 103 purchased by the Apartment Owners as recited above have been divided between Apartment No.101 admeasuring about 136.43 square meters and Apartment No.102 admeasuring about 136.43 square meters.



THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.1,96,23,202.65 (Rupees One Crore Ninety Six Lakhs Twenty Three Thousand Two Hundred Two and Sixty Five Paise only) being the full consideration money paid by the Apartment Owner to the Developers (the receipt whereof the Developers do hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Apartment Owner for ever). THEY the Developers do hereby grant, release, convey,

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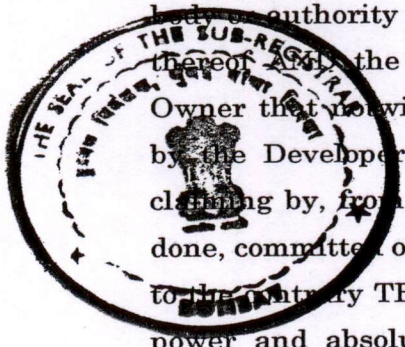
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assign, transfer and assure unto the Apartment Owner ALL THAT Apartment Nos.101 and 102 on the first floor of the said building standing on the property described in the Second Schedule hereunder written and which apartment is more particularly described in the Fourth Schedule hereunder written and which Apartments are shown on Annexure 'B' (Lolha) ~~Plan No-II~~ hereto annexed and delineated thereon with red coloured boundary lines TOGETHER WITH the car parking space Nos.2 and 3 under the stilt of the building on the property described in the Second Schedule hereunder written and which car parking spaces are more particularly described in the Fifth Schedule hereunder written and shown on Annexure 'B' (colly) ~~Plan No-III~~ hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH undivided 14.49 % (Fourteen point forty nine) ~~(Fourteen-Forty Nine)~~ interest in the common and restricted areas and facilities appurtenant to the said Apartment as defined and to the extent of the percentage in the common and restricted areas and facilities mentioned in the said Declaration belonging or in anywise appertaining to or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate, right, title, interest, property, possession, benefit, claim and demand whatsoever at law and in equity of the Developers in respect of the said Apartment and every part thereof TO HAVE AND TO HOLD all and singular and said Apartment and all other premises hereby granted, released, conveyed, assigned, transferred and assured or expressed so to be with their appurtenance (all of which are hereinafter referred to for brevity's sake as "the said premises") UNTO AND TO the exclusive ownership, possession and use of the Apartment Owner for ever for any residential purpose SUBJECT TO the payment of all rates, taxes, assessments, dues, duties and all other outgoings now or hereafter to become payable to the Government or the Municipal Corporation of Greater Bombay or any other local or public authority and to the Association of Apartment Owners in respect thereof AND the Developers do hereby covenant with the Apartment Owner that notwithstanding any act, deed, matter or thing whatsoever by the Developers or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Developers, made, done, committed or omitted or executed or knowingly or willingly suffered to the contrary THEY the Developers have in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the said Apartment and premises unto and to the use of the

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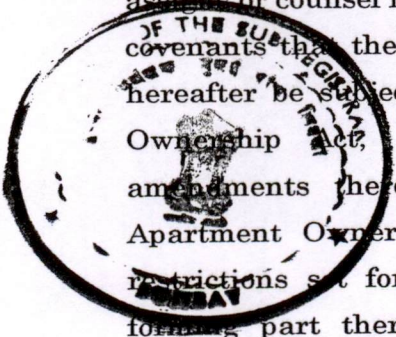
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parking space nos. 2 and 3 and the use of the parking space on the property described in the Second Schedule hereunder written

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Apartment Owner in the manner aforesaid AND that it shall be lawful for the Apartment Owner from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Apartment and every part thereof with their appurtenances and receive the rents, income and profits thereof for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Developers or any person claiming through or under them or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Developers 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 Developers or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them AND FURTHER THAT the Developers and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises or any part thereof by, from, under or in trust for the Developers shall and will from time to time and at all times hereafter at the request and costs of the Apartment Owner do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for the better, further and more perfectly and absolutely assigning and assuring the said Apartment and premises hereby assigned unto and to the use of the Apartment Owner in the manner aforesaid as shall or may be reasonably required by the Apartment Owner or their assigns or counsel in law AND the Apartment Owner hereby declares and covenants that the said Apartment and premises hereby assigned shall hereafter be subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, (Maharashtra Act XV of 1971), and all amendments thereto and further declares and covenants and the Apartment Owner shall comply with the covenants, conditions and restrictions set forth in the said Declaration and with the Bye-laws forming part thereof and attached thereto and all amendments or modifications thereof for the time being in force and with the administrative rules and regulations adopted from time to time pursuant to such Bye-laws and also the covenants, conditions and restrictions



[Signature]

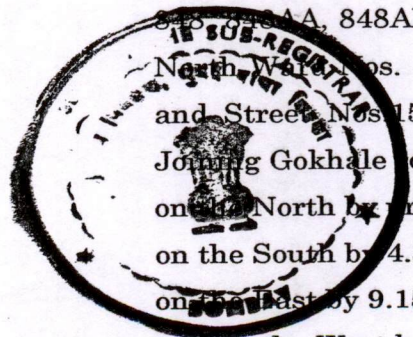
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part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. 848, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" North Ward Nos. 4487 (1A), 4487 (1B), 4487(1C), 4487(2) and 4487 (2A) and Street Nos.15A, 15AA, 15AB, 15AC, 15B and 15BA of the Road Joining Gokhale road (North) and Cadell Road, Mumbai and bounded on the North by property bearing Final Plot No.765 on the South by property bearing Final Plot No.766-B described in the Third Schedule hereunder written on the East by 9.15 metre wide Road and on the West by property bearing Final Plot No.763 and designated as Plot 'A' and shown surrounded by red coloured boundary line on the plan hereto annexed and marked Annexure 'A'.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

All that piece or parcel of land or ground admeasuring 737.51 square yards equivalent to 616.63 square metres, or thereabouts of Pension and Tax Tenure with the messuages, tenements and structures standing thereon situate lying and being at College gully and at the road joining Gokhale Road (North) and Cadell Road, Mahim Division, Bombay and bearing Final Plot No.766-B of Town Planning Scheme of Bombay City No.IV (Mahim Area) in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Cadastral Survey No.103 part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. 848, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" North Ward Nos. 4487 (1A), 4487 (1B), 4487(1C), 4487(2) and 4487 (2A) and Street Nos.15A, 15AA, 15AB, 15AC, 15B and 15BA of the Road Joining Gokhale road (North) and Cadell Road, Mumbai and bounded on the North by property bearing Final Plot No.766-A on the South by 4.57 metre wide Road on the East by 9.15 metre wide Road and on the West by property bearing Final Plot No.763 and designated as Plot 'B' and shown surrounded by blue coloured boundary line on the plan hereto annexed and marked Annexure 'A'.



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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

Apartment No.101 admeasuring about 136.43 square meters built-up area and Apartment No.102 admeasuring about 136.43 square meters built-up area on the first floor of the building known as NEAT HOUSE constructed on the property described in the Second Schedule hereunder written shown surrounded by red line on ~~Plan No. II~~ hereto annexed. *Annexure 'B' (copy) Plus*

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO :-

Car Parking Space No.2 admeasuring about 17.66 square meters and Car Parking Space No.3 admeasuring about ~~14.48~~ ^{14.98} square meters under the stilt of the building on the property described in the Second Schedule hereunder written shown surrounded by ~~red~~ ^{Green} line on ~~Plan No. III~~ hereto annexed. *Annexure 'B' (copy) Plus*

SIGNED SEALED AND DELIVERED by the
 within named Developers SURAJ
 ESTATE DEVELOPERS PVT. LTD.
 in the presence of

For Suraj Estate Developers Pvt. Ltd.
(Thomas Rajan)
Chairman & Managing Director

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SIGNED SEALED AND DELIVERED by the)
 within named Apartment Owner)
 NATIONAL STOCK EXCHANGE)
 OF INDIA LTD. in the presence of)

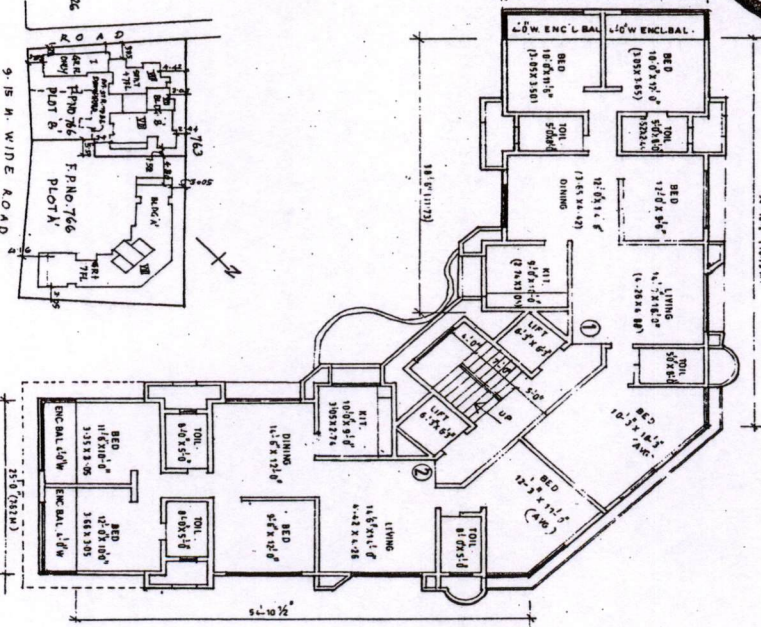
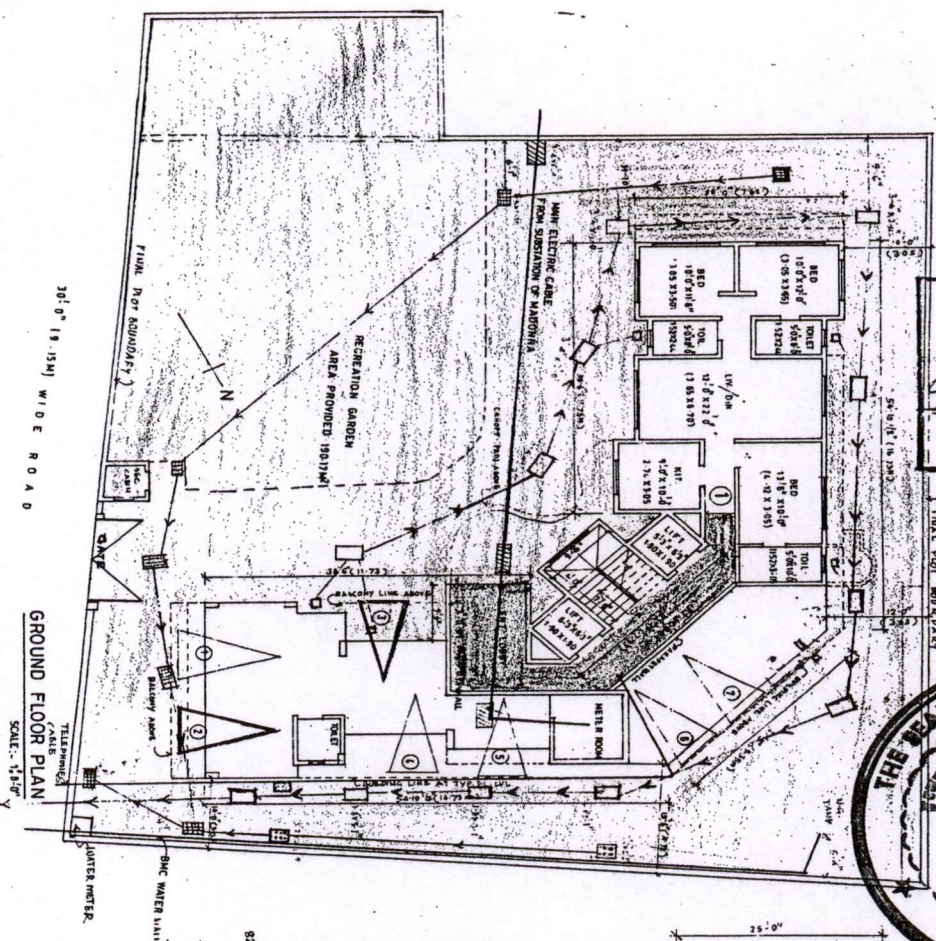
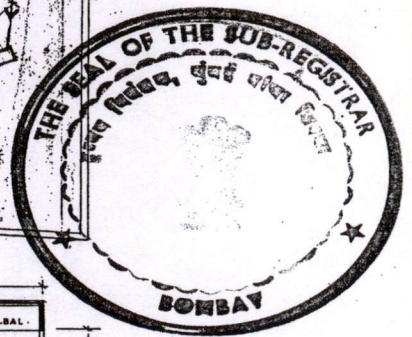
National Stock Exchange of India Ltd.
B. M. Mishra
 Authorised Signatory

Ajmal Khan *✓*



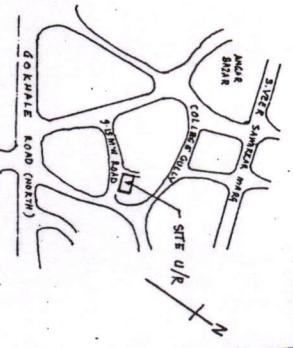
THE SPECIAL OFFICER
 THE OFFICE OF ELECTRICITY
 DEPARTMENT

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BLOCK PLAN
 SCALE: 1:500

FIRST FLOOR PLAN
 SCALE: 1:800



LOCATION PLAN
 SCALE: 1:5000

NEAR HOUSE - NSELL
 STATEMENT OF BUILD UP AND SUPER BUILT UP AREAS

| FLOOR | FATNO. | B.U. AREA (IN SQM) | SUPER BUILT UP (SQM) |
|---------|--------|--------------------|----------------------|
| GROUND | 000 | 102.88 | 1000 |
| 1ST FL. | 101 | 136.43 | 1800 |
| | 102 | 136.43 | 1800 |

B.U. AREA
 TYPICAL FLOOR LOBBY 13205537 = 22.53 SQM
 GROUND FLOOR ENTRANCE LOBBY = 55.46 SQM
 ELECTRIC METER ROOM = 9.31 SQM
 SERVANT TOILET = 3.02 SQM
 MERCHANT'S CASH = 3.02 SQM

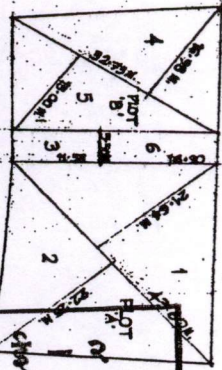
GROUND AND FIRST FLOOR PLAN
 FOR NEAT HOUSE AT F.P. NO. 766,
 COLLEGE LANE DADAR (WEST)

M/S. SURAL ESTATE DEVELOPERS
 PVT. LTD.

MAHIN HATA BLDG. MARRY NIGAR
 MAHIN NUMBARS 76 075

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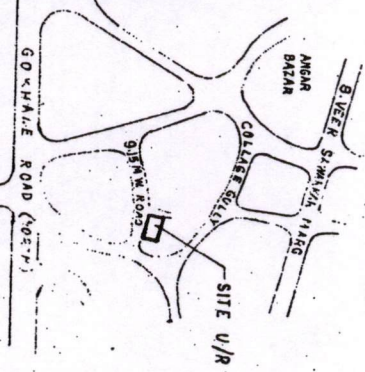
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PLOT AREA DIAGRAM
PLOT AREA CALCULATION

1. AREA OF 21.24 x 42 = 891.48 SQ.M.
2. AREA OF 20.25 x 42 = 850.50 SQ.M.
3. AREA OF 15.58 x 42 = 654.36 SQ.M.
TOTAL = 2396.34 SQ.M.

AREA STATEMENT
AREA OF PLOT (AS PER R.C.R.C.) = 1020.50 SQ.M.
AREA OF PLOT (BY A.M.T.H.D.) = 1020.50 SQ.M.
TOTAL AREA OF PLOT (A+B) = 1020.50 SQ.M.

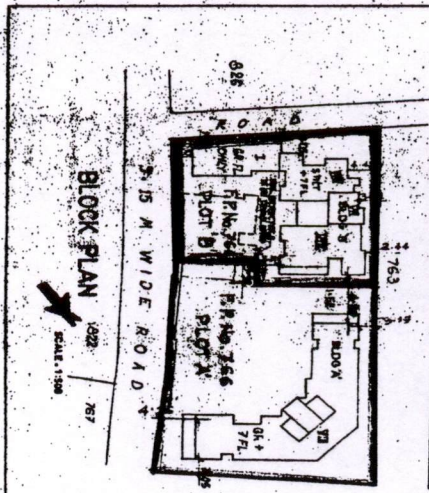


LOCATION PLAN
SCALE: 1:1000

AREA STATEMENT
AREA OF PLOT (AS PER R.C.R.C.) = 1020.50 SQ.M.
AREA OF PLOT (BY A.M.T.H.D.) = 1020.50 SQ.M.
TOTAL AREA OF PLOT (A+B) = 1020.50 SQ.M.

AREA STATEMENT OF PLOT

| | | |
|--|---------|-------|
| 1. TOTAL AREA OF NON-CEASED STRUCTURE | 722.32 | 1.777 |
| 2. LAND COMPONENT RECD FOR NON-CEASED STRUCTURE | 543.09 | 1.777 |
| 3. DEDUCT ITEM NO. 3 FROM ITEM NO. 1 | 108.04 | 1.777 |
| 4. BAL. AREA OF PLOT | 108.04 | 1.777 |
| 5. F.S.I. 200 FOR ITEM NO. 5 ABOVE | 216.08 | 1.777 |
| 6. F.S.I. 133 FOR LAND COMPONENT OF NON-CEASED STRUCTURE | 722.32 | 1.777 |
| 7. TOTAL F.S.I. PERMISSIBLE (ITEM NO. 6+7 ABOVE) | 2996.40 | 1.777 |
| 8. FLOOR SPACE INDEX (F.S.I.) | 2800.00 | 1.777 |
| 9. 4+4 = 157.78 | | |



BLOCK PLAN
SCALE: 1:500

PROFORMA - A

| | | |
|--|---------|---------|
| AREA STATEMENT | 1020.50 | 618.83 |
| AREA OF PLOT | | |
| DEDUCTION FOR | | |
| (a) ROAD SETBACK AREA | | |
| (b) PROPOSED ROAD | | |
| (c) G.M.V. RESERVATION | | |
| (d) TOTAL (a+b+c) | | |
| BALANCE AREA OF PLOT (1020.50 - (a+b+c)) | 1020.50 | 618.83 |
| NET AREA OF PLOT (G.D.) | | |
| (a) INTERNAL ROAD | | |
| (b) PROVISION FOR FLOOR SPACE INDEX | | |
| (c) TOTAL (a+b) | | |
| F.S.I. PERMISSIBLE | 1.777 | 1.777 |
| PERMISSIBLE FLOOR AREA | 1814.39 | 1098.21 |
| EXISTING FLOOR AREA | 1812.92 | 1098.21 |
| PROPOSED AREA | 1812.92 | 518 |
| EXCESS BALCONY AREA | | |
| TOTAL BAL. UP AREA (1020.50 - 1812.92) | 1.276 | 1.767 |

PROFORMA - B

| | |
|---|--|
| CONTENTS OF SHEET | |
| STAMP OF PLANS | |
| RECEIPT OF PLANS | |
| APPROVAL OF PLANS | |
| NO ADDITIONAL F.S.I. CAN BE ALLOWED ON ANY OF THE SAID DIVIDED PLOT UNDER RESERVATION ON FUTURE | |

TRUE COPY
Approved/verified in condition mentioned in this office No. CE/S/102/04/14/24/2017
24/04/2017



| | |
|--|---------|
| NET AREA OF PLOT (G.D.) | 1020.50 |
| DEDUCTION FOR | |
| (a) ROAD SETBACK AREA | |
| (b) PROPOSED ROAD | |
| (c) G.M.V. RESERVATION | |
| (d) TOTAL (a+b+c) | |
| BALANCE AREA OF PLOT (1020.50 - (a+b+c)) | 1020.50 |
| NET AREA OF PLOT (G.D.) | |
| (a) INTERNAL ROAD | |
| (b) PROVISION FOR FLOOR SPACE INDEX | |
| (c) TOTAL (a+b) | |
| F.S.I. PERMISSIBLE | 1.777 |
| PERMISSIBLE FLOOR AREA | 1814.39 |
| EXISTING FLOOR AREA | 1812.92 |
| PROPOSED AREA | 1812.92 |
| EXCESS BALCONY AREA | |
| TOTAL BAL. UP AREA (1020.50 - 1812.92) | 1.276 |

CERTIFICATE OF AREA
I HEREBY CERTIFY THAT THE AREA OF THE PLOT AS SHOWN IN THE ABOVE STATEMENT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
24/04/2017

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED SUB-DIVISION OF PROPERTY BEARING P.P. NO. 288/178, W/O.P. MUMBAI

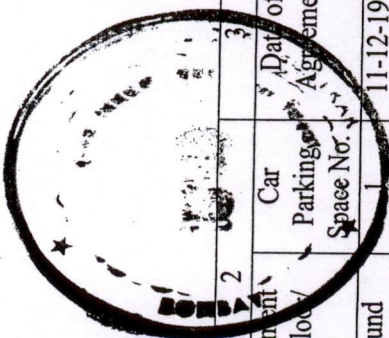
NAME OF OWNER
MR. SUPAL ESTATE DEVELOPERS PVT. LTD.

ARCHITECT'S SIGNATURE
PRAMOD GUPTA

ARCHITECT'S ADDRESS
907, PEELETA BUILDING, FORT MUMBAI, BANGALORE

Annexure 'C'

Re: NEAT HOUSE
Statement from Sales Section
Areas as per Agreement

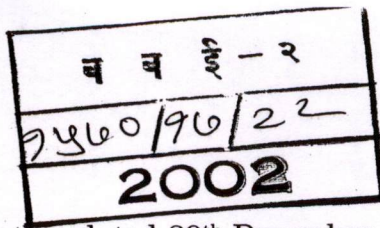


| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------|-------------------------------|----------------------------|-------------------|--------------------------|---------------------------|------------------------------------|--------------|
| Sr. No. | Apartment No./Floor/Space No. | Car Parking Agreement Date | Name of Purchaser | Purchase Price in Rupees | Stamp duty paid in Rupees | Registered under Serial No. & Date | Remarks |
| 1. | 001/Ground | 11-12-1998 | NSEIL | 73,99,456.45 | 5,50,750 | BBE/5156/98 of 14-12-98 | Note I |
| 2. | 101/First | 11-12-1998 | NSEIL | 65,43,440.45 | 4,82,270 | BBE/5157/98 of 14-12-98 | Note II & V |
| 3. | 102/First | 11-12-1998 | NSEIL | 65,36,321.75 | 4,81,670 | BBE/5155/98 of 14-12-98 | Note III & V |
| 4. | 103/First | 11-12-1998 | NSEIL | 65,43,440.45 | 4,82,270 | BBE/5154/98 of 14-12-98 | Note IV & V |
| 5. | 201/Second | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE-3172/95 of 22-09-95 | Note VI |
| 6. | 202/Second | 09-09-1998 | NSEIL | 49,16,379.60 | 3,52,070 | BBE/3752/98 of 09-09-98 | - |
| 7. | 203/Second | 04-02-2002 | John Esperance | 4,25,500.00 | 8,750 | BBE-2-576/2002 of 6-2-2002 | - |
| 8. | 301/Third | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE-3168/95 of 22-09-95 | - |
| 9. | 302/Third | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3179/95 of 22-09-95 | - |
| 10. | 303/Third | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3175/95 of 22-09-95 | - |
| 11. | 401/Fourth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3176/95 of 22-09-95 | - |
| 12. | 402/Fourth | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3169/95 of 22-09-95 | - |
| 13. | 403/Fourth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3170/95 of 22-09-95 | - |
| 14. | 501/Fifth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3177/95 of 22-09-95 | - |
| 15. | 502/Fifth | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3174/95 of 22-09-95 | - |
| 16. | 503/Fifth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3180/95 of 22-09-95 | - |
| 17. | 601/Sixth | 21-09-1995 | NSEIL | 1,03,08,550.00 | 7,89,434 | BBE/3178/95 of 22-09-95 | - |
| 18. | 602/Sixth | 21-09-1995 | NSEIL | 1,03,08,550.00 | 7,89,434 | BBE/3171/95 of 22-09-95 | - |
| 19. | 701/Seventh | 03-10-1996 | Dr. V. V. Desai | 83,93,000.00 | 6,30,100 | BBE/2233/95 of 20-06-97 | Note VII |
| 20. | 702/Seventh | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3173/95 of 22-09-95 | Note VIII |
| 21. | 703/Seventh | 30-10-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/4287/95 of 22-09-95 | - |
| | | | Total | 14,38,43,058.70 | 1,07,41,236 | | |

2002
१५६०/१९/२२

Bhu
X

77MA



Note - I

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9325 of 2001.

Note - II

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9328 of 2001.

Note - III

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9326 of 2001.

Note - IV

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9327 of 2001

Note - V

Premises in Flat Nos.101, 102 and 103 have been divided into Flat Nos.101 and 102 admeasuring as follows :-

| | <u>Built-up Area in sq. metres</u> |
|-------------|------------------------------------|
| Flat No.101 | 136.43 |
| Flat No.102 | <u>136.43</u> 272.86 |

Note - VI

As rectified by Deed of Rectification dated 19th June, 1997 registered with the Sub-Registrar of Mumbai under another Serial No.BBE/2206/97 of 19th June, 1997 and further rectified under Deed of Rectification dated 19th June, 1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE/2207/97 of 19th June, 1997.

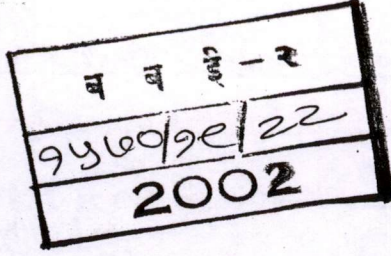
Note - VII

As confirmed by Deed of Confirmation dated 20th June, 1997 registered with the Sub-Registrar of Mumbai under Serial No.BBE/2233/97 on 20th June, 1997.

Note - VIII

As rectified by Deed of Rectification dated 19-6-1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE-2205/97 on 19th June, 1997.

(X) Blue



A set of plan is attached herewith as a token of approval.

Yours faithfully,

sdlr

Dy. Chief Engineer
Building Proposals (City).

Acc.: A set of plan.

No.EB/8108/GN/A. of

07-0601

Copy to :- 1) M/s. Suraj Estates Developers Pvt.Ltd.
✓ Flat No.15, B/Wing, 3rd floor,
Mahim Mata Building,
Mari Nagar Colony,
Mahim (W), Mumbai-400 016.

- 2) Asstt. M.C. G//N Ward.
- 3) A.A.& C. G/N Ward.
- 4) S.E.(Survey) City.
- 5) The Collector of Mumbai,
Old Custom House,
Mumbai.
- 6) E.E.(D.P.).
- 7) Ch.E.(S.P.).
- 8) H.E.
- 9) E.E.(T&C).
- 10) Dy.Ch.Eng.(D.P.).

sdlr
7/6/01
Dy. Chief Engineer
Building Proposals (City) .



ANNEXURE-(D)

बृहन्मुंबई महानगर पालिका
कार्यकारी अधिकारी
ईमारत प्रस्ताव (शहर) III कायदा
'ई' विभाग कार्यालय ई. १
तिसरा मजला, शे.पू. हाकीजु. १११,
मायखळा, मुंबई-४०० ०२३

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/8108/GN/A of 07-06-0)

To,

Shri Pramod Gupte,
Architect,
507, Apeejay Building,
Mumbai Samachar Marg,
Mumbai-400 023.

| |
|------------|
| ब व ई - २ |
| १५००/१८/२२ |
| 2002 |

TRUE COPY

Pramod Gupte
FOR: PRAMOD GUPTA
ARCHITECT

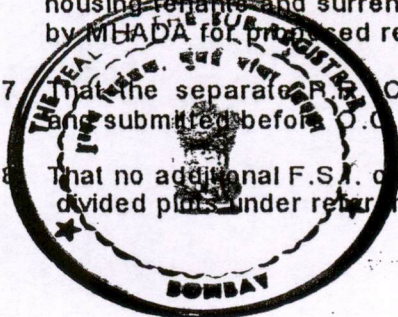
Sub:- Proposed sub-division of plot bearing F.P.No.766
of TPS IV, Mahim At Dadar, Mumbai.

Ref:- Your letter dated Nil, received on 30.1.2001.

Sir,

With reference to your letter received on 30.1.2001, I have to inform you
that sub-division of F.P.No.766, TPS IV, Mahim Division, is hereby approved,
subject to compliance of the following conditions :

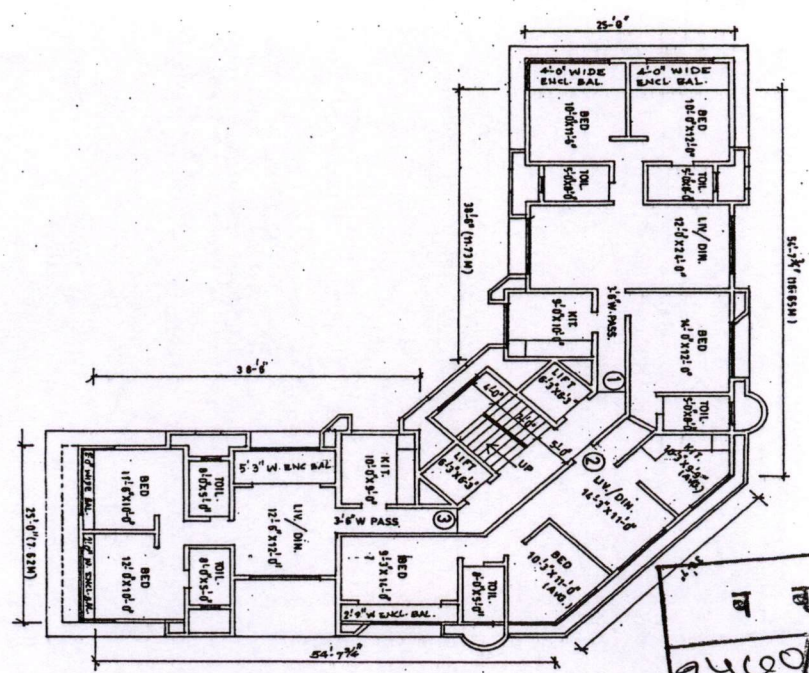
1. That all the conditions of I.O.D. dated 30/05/1995 and conditions of amended plans approval dated 18/06/1996 and conditions of O.C. dated 18/09/2000 shall be complied with.
2. That all the tenants shall be re-housed on priority in building 'B' and area to be surrendered to MHADA Board shall be surrendered before demanding O.C. to Building 'B' and required undertaking shall be submitted to that effect immediately.
3. That society registration certificate for building 'B' shall be obtained and submitted before full O.C. of building "B".
4. That Apartment of Building "A" shall be formed & Apartment Registration Cft. as per Maharashtra Ownership Apartment Act shall be obtained & submitted before full O.C. of building "B".
5. That an Indemnity Bond shall be submitted indemnifying M.C.G.M. from any litigation arising out of this permission.
6. That this approval does not absolve you from your responsibility of re-housing tenants and surrendering of area to MHADA as per NOC granted by MHADA for proposed redevelopment under D.C.Reg. 33(7).
7. That the separate F.S.I. Card for the sub divided plots shall be obtained and submitted before O.C. of 'B' building.
8. That no additional F.S.I. on any account shall be allowed on the sub-divided plots under reference, in future.



any of

Blues

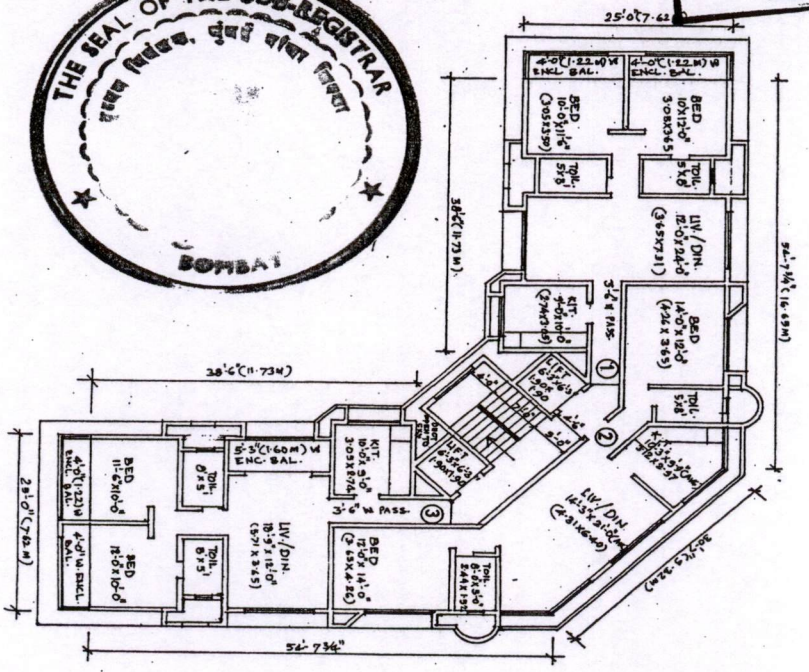
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



9560/20/22
2002



TYPICAL FLOOR PLAN
(3RD, 4TH & 5TH)
SCALE: 1/8" = 1'-0"

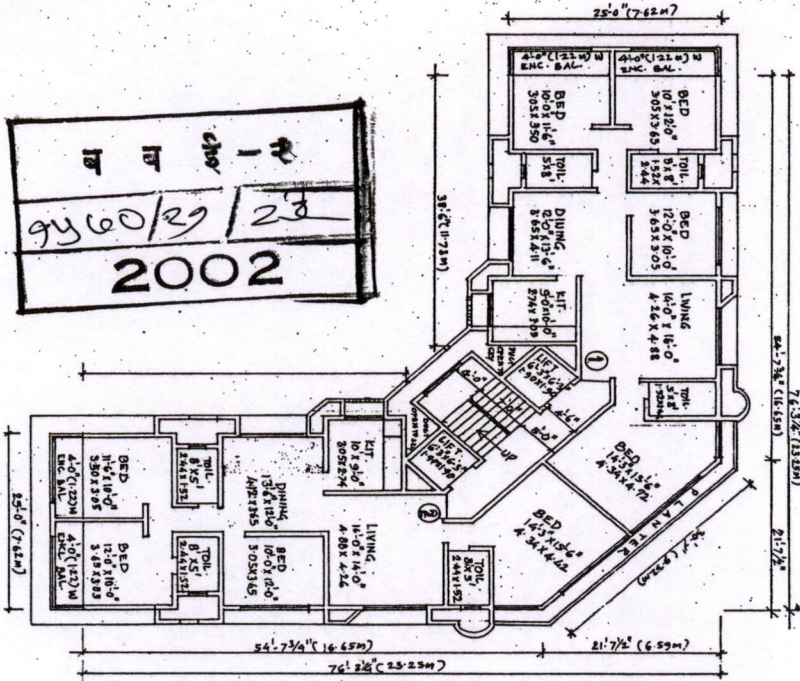


| FLOOR | FLAT NO. | BUILT UP AREA (SQ.M) | SUPER B.U. AREA (SQ.M) |
|---------|----------|----------------------|------------------------|
| 2ND FL. | 201 | 114.73 | 114.81 |
| | 202 | 88.20 | 114.88 |
| | 203 | 75.51 | 80.32 |
| 3RD FL. | 301 | 90.59 | 80.18 |
| | 302 | 90.59 | 108.83 |
| | 303 | 90.59 | 108.94 |
| 4TH FL. | 401 | 90.59 | 108.74 |
| | 402 | 90.59 | 108.88 |
| | 403 | 90.59 | 108.74 |
| 5TH FL. | 501 | 90.59 | 108.74 |
| | 502 | 90.59 | 108.83 |
| | 503 | 90.59 | 108.74 |

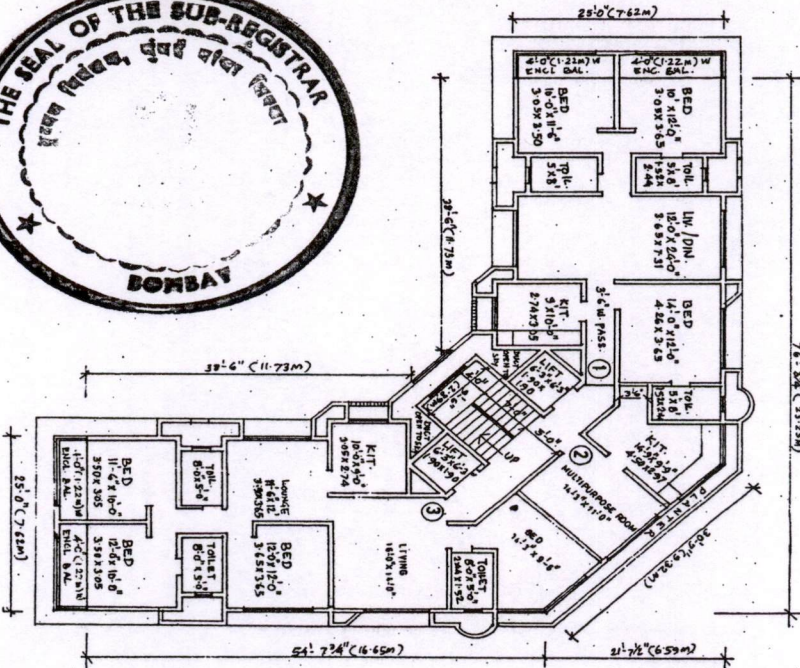
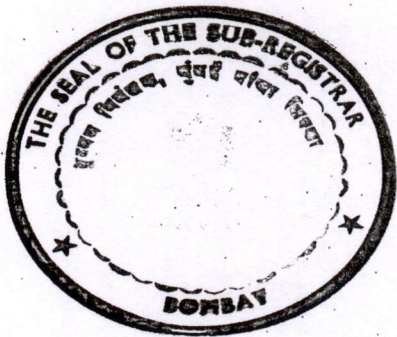
TYPICAL FLOOR PLAN (3RD, 4TH & 5TH)
FOR NEAT HOUSE AT F.P.NO. 766
COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPER
PVT. LTD.
MARIN MATI BLDG. MARKET NAKAR
MUMBAI 400 016.

NEAT HOUSE NEELI
STATEMENT OF BUILT UP AND SUPER BUILT UP AREAS



6TH FLOOR PLAN
SCALE: 1"=5'-0"



7TH FLOOR PLAN
SCALE: 1"=5'-0"

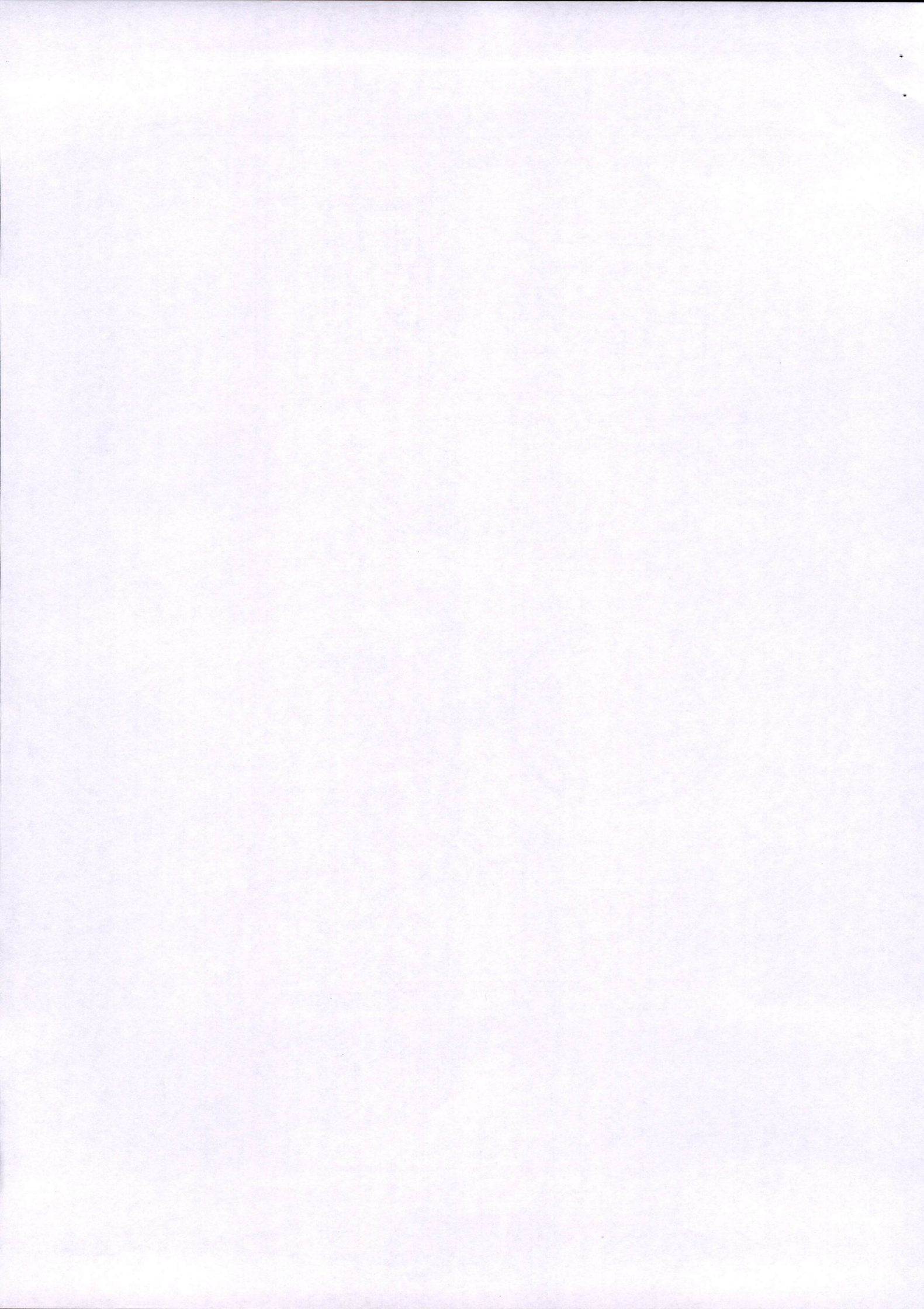
| FLOOR | FLAT NO. | B.U. AREA (SQ. FT.) | SUPER B.U. AREA (SQ. FT.) |
|---------|----------|---------------------|---------------------------|
| 6TH FL. | 601 | 135.07 | 158.45 |
| | 602 | 135.07 | 158.45 |
| 7TH FL. | 701 | 113.27 | 132.47 |
| | 702 | 28.28 | 33.09 |
| | 703 | 137.70 | 160.93 |

6TH FLOOR & 7TH FLOOR PLAN
FOR NEAT HOUSE AT F.P.NO. 766,
COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.
MAHIN MATA BLDG. HARRY NAGAN
MAHIN MUMBAI. 400016.

Bliss

NEAT HOUSE - NSEII
STATEMENT OF BUILT UP AND SUPER BUILT UP AREAS








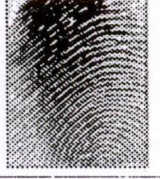
05/04/2002

7:28:44 pm

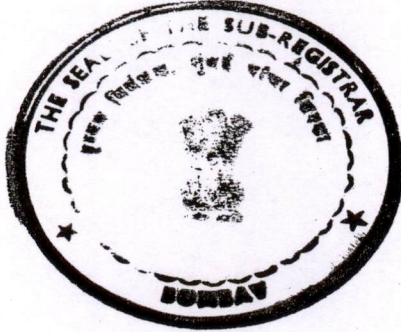
दस्त गोषवारा भाग-1

दस्त क्रमांक : 1570/2002

दस्ताचा प्रकार : Apartment Deed

| अनु क्र. | पक्षकाराचे नाव | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा टसा |
|----------|--|------------------------------|--|---|
| 1 | नॅशनल स्टॉक एक्सचेंज ऑफ इंडिया लि तर्फे भुपेश मिस्त्री एक्सचेंज प्लाझा बांद्रा मुं 51 | Executant सही B. U. Mishy |  |  |
| 2 | सुरज इस्टेट डे. प्रा लि तर्फे थॉमस राजन सिल्वर कॉसकेट बांद्रा मुं 50 | Executor सही A. S. |  |  |

ब ब ई - २
१५७०/२२/२३
२००२





दस्त गोषवारा भाग - 2

दस्त क्र. [बबइ2-1570-2002] चा गोषवारा
बाजार मुल्य :6543440 मोबदला :6543440 भरलेले मुद्रांक शुल्क : 20

पावती क्र.:916 दिनांक:05/04/2002
पावतीचे वर्णन
नांव: नॅशनल स्टॉक एक्सचेंज ऑफ इंडिया लि. तर्फे भुपेश
मिस्त्री

दस्त हजर केल्याचा दिनांक :05/04/2002 07:25 PM
निष्पादनाचा दिनांक : 05/04/2002

100 :नोंदणी फी
440 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) अपाट्मेंट डीड
शिकका क्र. 1 ची वेळ : (सादरीकरण) 05/04/2002 07:25 PM
शिकका क्र. 2 ची वेळ : (फी) 05/04/2002 07:27 PM
शिकका क्र. 3 ची वेळ : (कबुली) 05/04/2002 07:28 PM
शिकका क्र. 4 ची वेळ : (ओळख) 05/04/2002 07:28 PM

540: एकूण

दस्त नोंद केल्याचा दिनांक : 05/04/2002 07:28 PM

दस्तऐवज करुन देणार तथाकथित [अपाट्मेंट डीड] दस्तऐवज करुन दिल्याचे कबूल करतात.

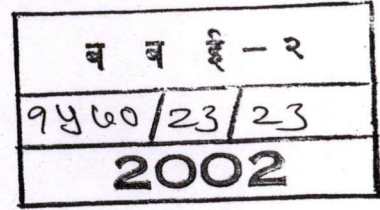
दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

- 1) विजय कदम , फोर्ट मुं 1
- 2) पराग सावंत , वरीलप्रमाणे

दु. निबंधकाची सही
मुंबई शहर 2 (वरळी)



१५/०४/२००२

दस्त क्रमांक १ क्रमांक १५

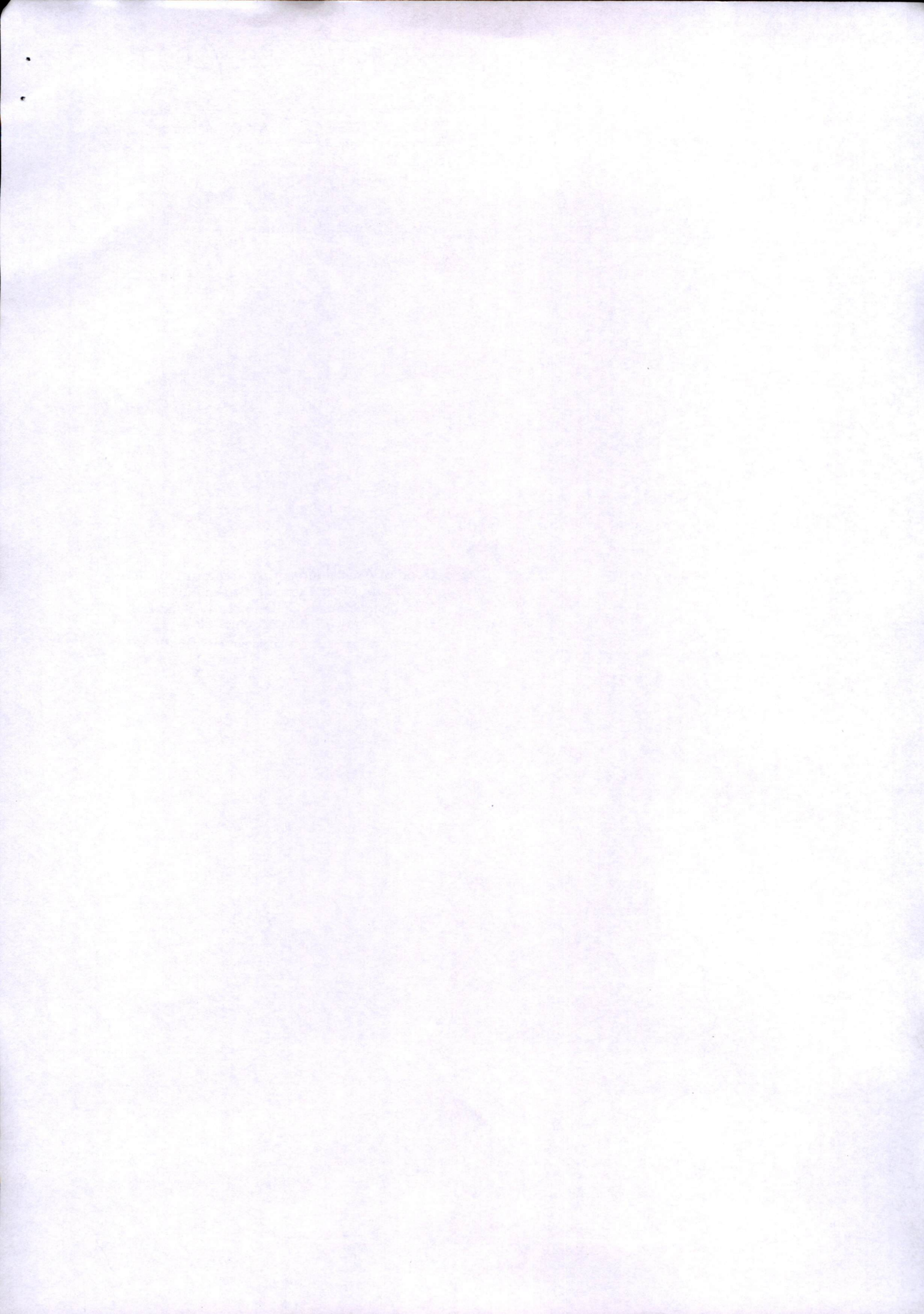
मोबदला

मोबदला

१५/४/२००२

दुय्यम निबंधक, मुंबई

बपिलाची सुनावणी करण्याखेरीज
निबंधकाचे सर्व अधिकार असलेले



Scanning OK
बचई क्र./२/१५७८/२००२

DATED THIS 5 DAY OF MARCH, 2002

Suraj Estate Developers
Pvt. Ltd. .. Developers
And

National Stock Exchange
of India Ltd. ... Apartment Owner

**Deed of Apartment of Apartment Nos.101
and 102 and Car Parking Space Nos.2 and 3
in Neat House, College Gully, Dadar,
Mumbai 400 028.**