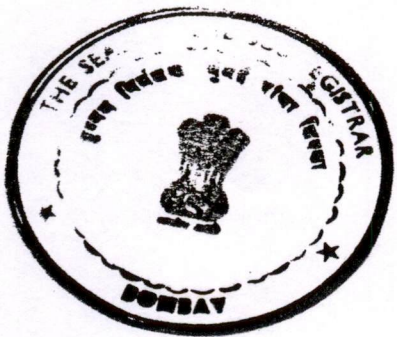


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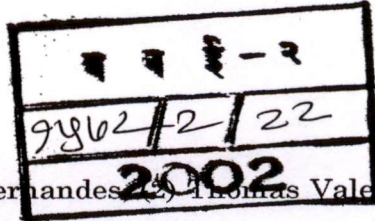
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2002



THIS INDENTURE made at Mumbai on this ^{5th} day of ^{APRIL} ~~March~~
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.

[Signature] *Blw*

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 Ann. "A" hereto annexed and marked Annexure "A" and hereinafter referred to as 'the said property'.

(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



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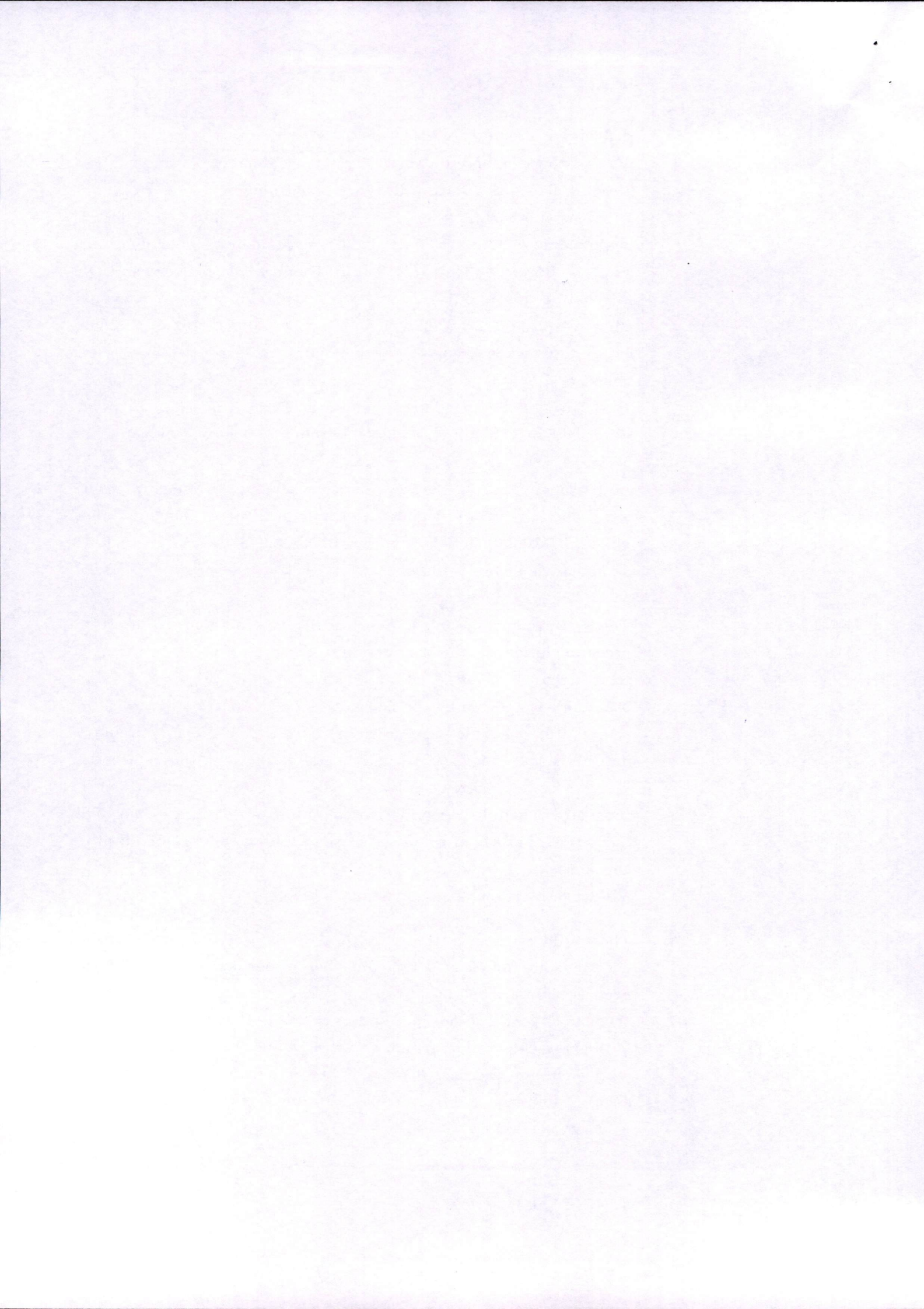
Schedule hereunder written of the said property described in the First Schedule hereunder written a building consisting of part ground floor and part stilt and seven upper floors, with one residential apartment on the ground floor and two residential apartments on the first floor and three residential 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



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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 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 **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.

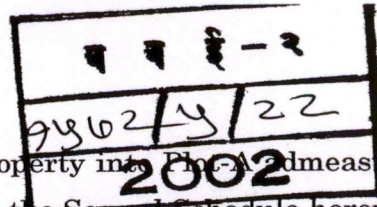
Ann. "B"
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- (7) The Developers have entered into Agreements for Sale/Allotment on ownership basis of each of the apartments and car parking spaces under stilt of the building constructed by the Developers on the property described in the Second Schedule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

Ann. "C"

- (8) Under Agreement for Sale dated 21st September, 1995 executed between the Developers and the Apartment Owner on which stamp duty of Rs.5,07,178/- has been paid and which is registered with the Sub-Registrar of Mumbai under Serial No. BBE-3168 of 1995 on 22-9-1995, the Developers have agreed to sell Apartment No.301 on the third floor of the building and car parking space No.6 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.67,80,345/- and upon the terms and conditions mentioned therein and the Apartment Owner has paid the full purchase price of Rs.67,80,345/- to the Developers and received possession of the said Apartment No.301 and car parking space No.6.



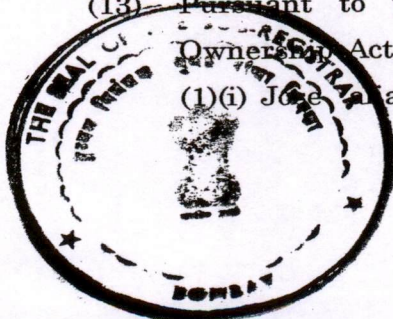


- (9) Sub-division of the said property into Plot-A admeasuring 1020.50 square metres described in the Second Schedule hereunder written and Plot-B admeasuring 616.63 square metres described in the Third Schedule hereunder written has been approved by the Municipal Corporation of Greater Mumbai under letter No. EB/8108/GN/A of 7th June, 2001 and a copy of the said sanction 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 ^{Green} Blue line is hereto annexed and marked *Blue*

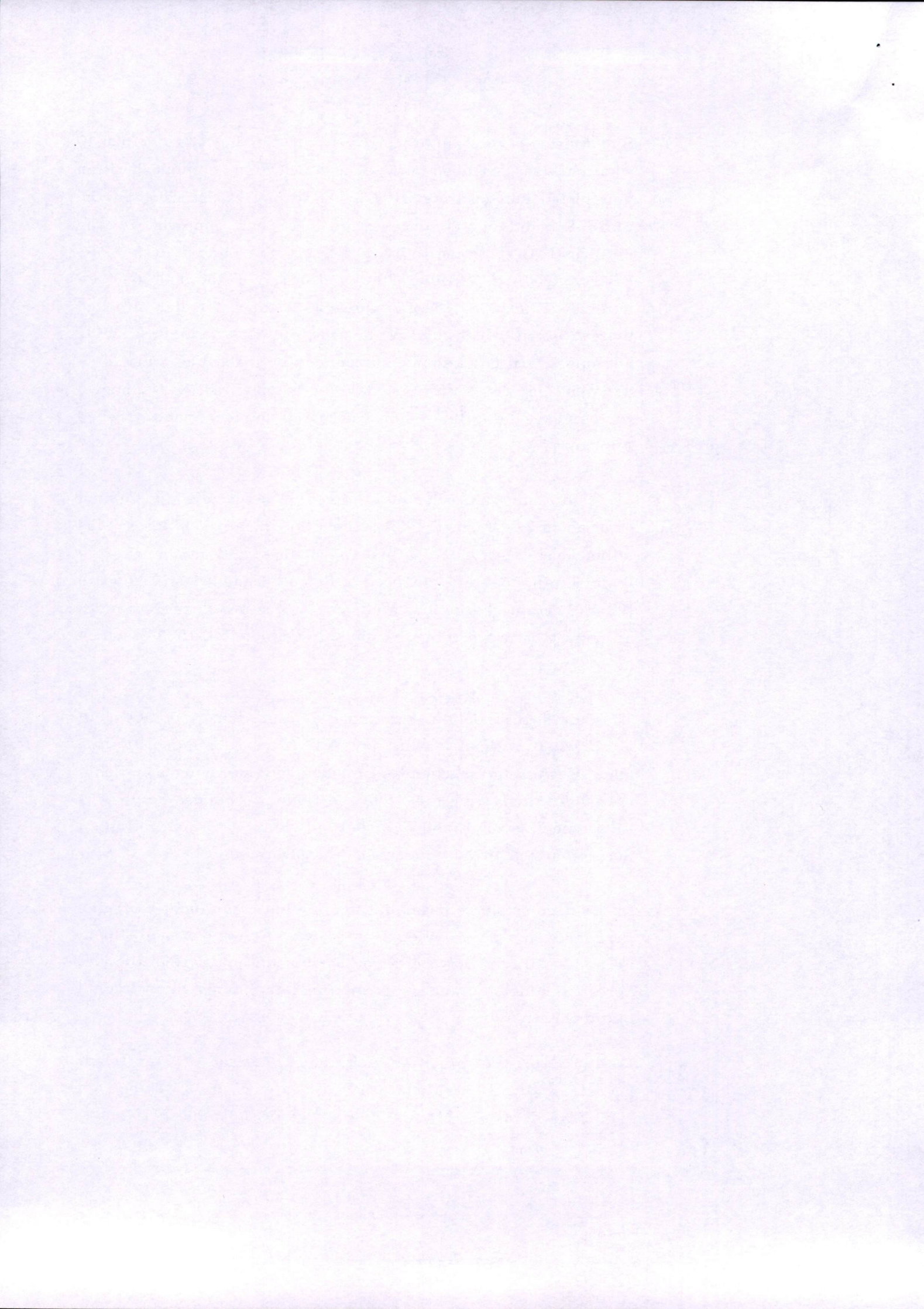
Ann. D^m Annexure "D"

- (10) 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.
- (11) 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.
- (12) 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.

- (13) Pursuant to the provisions of the Maharashtra Apartment Ownership Act, 1970 (Maharashtra Act. No.XV of 1971), the said (1)(i) Jose alias Joe Mathias Fernandes (ii) Lorraine Fernandes,



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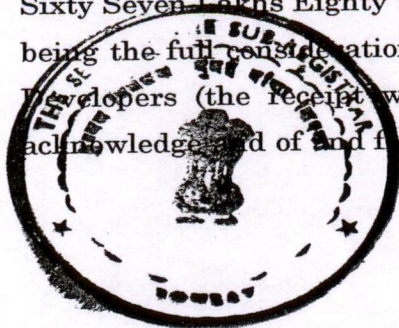


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(iii) Lyra Viegas nee Lyra Fernandes and (iv) Robin Fernandes being the only heirs and legal representatives of the late Teresa Bonnie Fernandes and the late Ronnie Mathias Fernandes and (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (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 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. BBE 2-01423 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.

(14) As recited in recital (8) above, the Developers have agreed with the Apartment Owner for the absolute sale to the Apartment Owner of Apartment No.301 on the third floor of the building and car parking space No.6 under stilt of the building constructed on the property described in the Second Schedule hereunder written for the consideration of Rs.67,80,345/- 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 free from all encumbrances at or for the price of Rs.67,80,345/- and the Apartment Owner has called upon the Developers to execute the Deed of Apartment of Apartment No.301 on the third floor of the building and car parking Space No.6 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.

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. Rs.67,80,345/- (Rupees Sixty Seven Lakhs Eighty Thousand Three Hundred and Forty Five 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 from the same and every part thereof do hereby



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acquit, release and discharge the Apartment Owner for ever) THEY the Developers do hereby grant, release, convey, assign, transfer and assure unto the Apartment Owner ALL THAT Apartment No.301 on the third 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 Apartment is shown on ^{Annexure 'B' (colly)} Plan No-II hereto annexed and delineated thereon with red coloured boundary lines TOGETHER WITH the car parking space No.6 under the stilt of the building on the property described in the Second Schedule hereunder written and which car parking space is more particularly ^{Annexure 'B' (colly)} 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 4.81% (^{point} Four_A Eighty One) 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 body or 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

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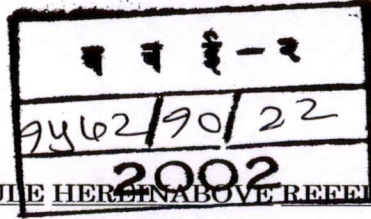
and restrictions set forth in the said Declaration and with the Bye-laws forming part thereof and attached thereto and all amendments or modifications thereof for the time being in force and with the administrative rules and regulations adopted from time to time pursuant to such Bye-laws and also the covenants, conditions and restrictions contained therein and in these presents AND the Developers hereby declare that their Permanent Account No. is AAACS8375H and the Apartment Owner hereby declare that their Permanent Account No. is AAACN1797L.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first herein above written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :-

All that piece or parcel of land or ground admeasuring 1958 square yards equivalent to 1637.14 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 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.765 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 shown surrounded by black coloured boundary line on the plan hereto annexed and marked Annexure 'A'.



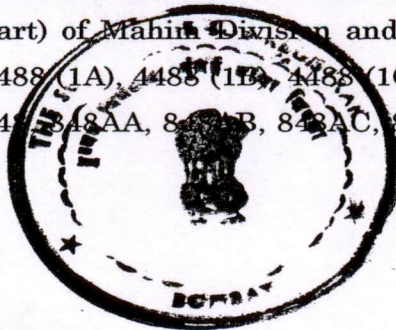


THE SECOND SCHEDULE HEREINABOVE REFERRED TO :-

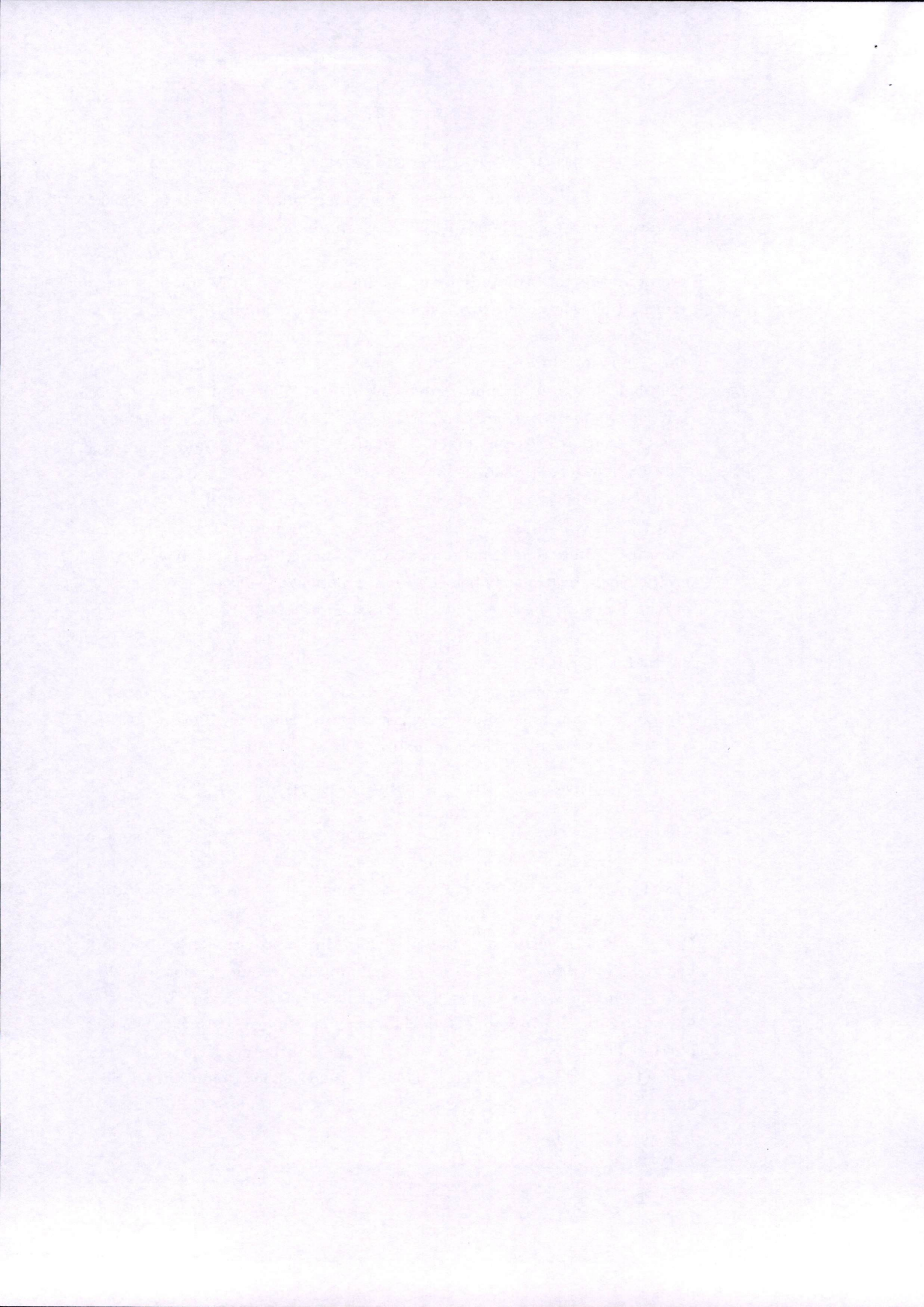
All that piece or parcel of land or ground admeasuring 1220.55 square yards equivalent to 1020.50 square metres, or thereabouts of Pension and Tax Tenure with the messuages, tenements and structures standing thereon situate lying and being at College gully and at the road joining Gokhale Road (North) and Cadell Road, Mahim Division, Bombay and bearing Final Plot No.766-A 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.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"



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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'.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

Apartment No.301 admeasuring about 90.99 square meters built-up area on the third 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~~ ^{Annexure 'B' (colly)} hereto annexed.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO :-

Car Parking Space No.6 admeasuring about 10.43 square meters under the stilt of the building on the property described in the Second Schedule hereunder written shown surrounded by red line on ~~Plan No. III~~ ^{Annexure 'B' (colly)} hereto annexed.

SIGNED SEALED AND DELIVERED by the) ~~Suraj Estate Developers Pvt. Ltd.~~
 withinnamed Developers SURAJ)
 ESTATE DEVELOPERS PVT. LTD.)
 in the presence of)

C. H SHAK

SIGNED SEALED AND DELIVERED by the)
 withinnamed Apartment Owner)
 NATIONAL STOCK EXCHANGE)
 OF INDIA LTD. in the presence of)
 VLKRAM KADAM)

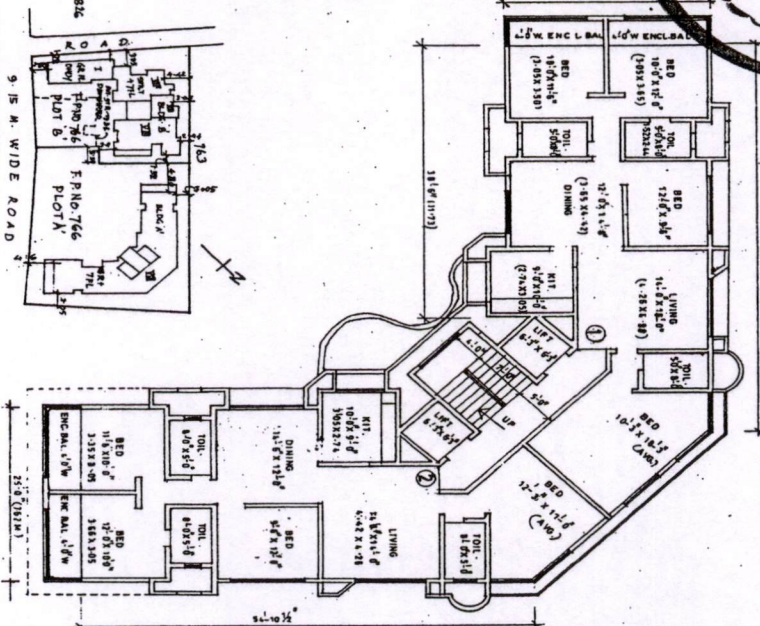
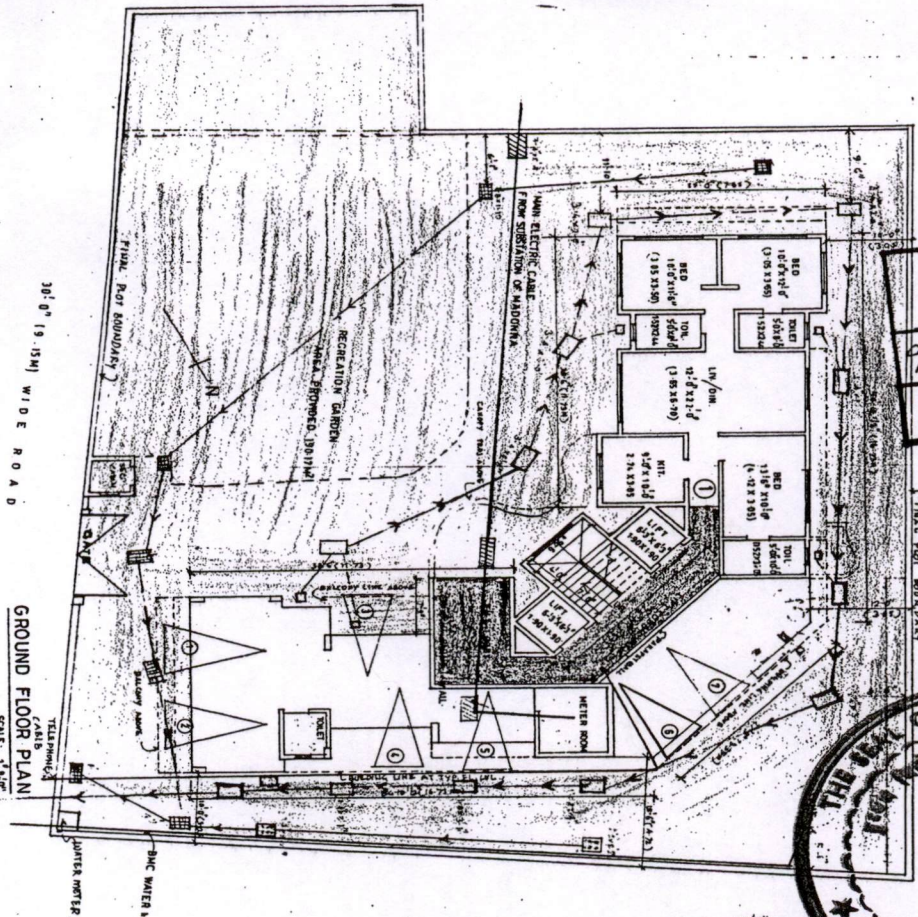
National Stock Exchange of India Ltd.

B. L. Mishra
 Authorised Signatory



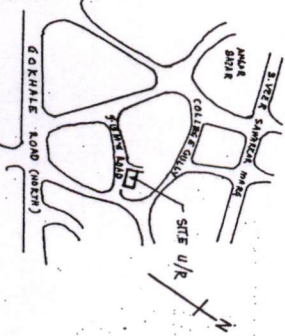
STANDARD CHARTERED BANK
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 ☐ SKANSKA CASE 2134 2130

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 2002



BLOCK PLAN
 SCALE: 1:500

FIRST FLOOR PLAN
 SCALE: 1:100



LOCATION PLAN
 SCALE: 1:5000

NEAT HOUSE - INSELL
 STATEMENT OF BUILD UP AND SUPER BUILT UP AREAS

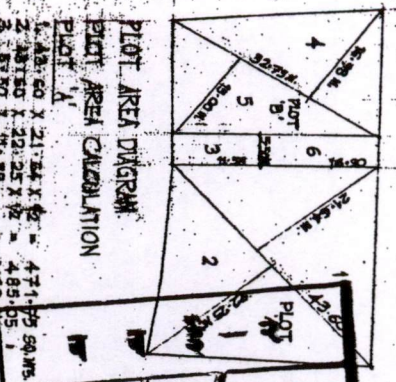
FLOOR	PLAT NO.	BU AREA (IN SQ.M)	SUPER BU AREA (IN SQ.M)
GROUND FL.	000	102.89	120.71
1ST FL.	001	136.43	182.08
	002	136.43	182.08

BU AREA
 TYPICAL FLOOR LOBBY = 22.07 SQ.M.
 GROUND FLOOR ENTRANCE LOBBY = 35.04 SQ.M.
 ELECTRIC METER ROOM = 3.01 SQ.M.
 SERVAINT TOILET = 3.07 SQ.M.
 WATCHMAN'S CABIN = 3.92 SQ.M.

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

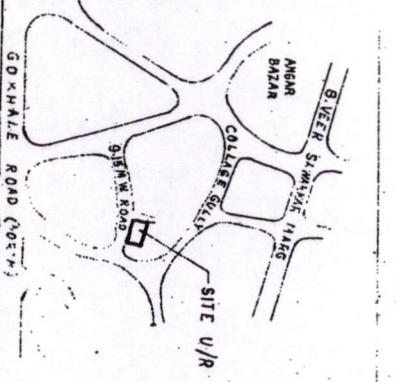
M/S. SURAJ ESTATE DEVELOPERS
 PVT. LTD.
 MAHIN NATA BLDG. MARRY MAGAR
 MAHIN MUMBAI-400015

Amvur - 10 (Red)



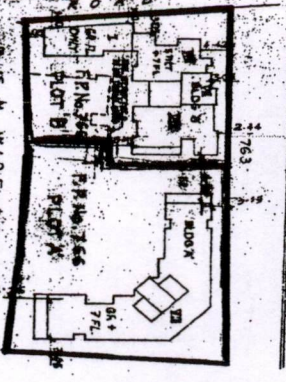
PLOT AREA CALCULATION

Plot A: 21.24 x 22 = 471.95 sq.mts
 Plot B: 22.25 x 22 = 489.55 sq.mts
 TOTAL: 961.50 sq.mts



AREA STATEMENT

AREA OF PLOT (AS PER R.R.C.M.S) = 1637.13 sq.mts.
 AREA OF PLOT (BY A METHOD) = 1020.50 sq.mts.
 TOTAL AREA OF PLOT (BY A) = 1637.13 sq.mts



AREA STATEMENT OF PLOT

Sl. No.	Description	Area (sq.mts)	Plot A	Plot B
1	TOTAL AREA OF NON-CROSSED STRUCTURE	722.32	1020.50	816.63
2	TOTAL AREA OF LAND COMPONENT READ FOR NON-CROSSED STRUCTURE	543.09	1.777	1.777
3	DEDUCT ITEM NO.3 FROM ITEM NO.1	109.04	1812.32	1088.97
4	NET AREA OF PLOT	109.04	1.775	1.77
5	F.S.I. 200 FOR ITEM NO. 5 ABOVE	218.08		
6	F.S.I. 120 FOR LAND COMPONENT OF NON-CROSSED STRUCTURE	772.32		
7	TOTAL F.S.I. PERMISSIBLE (ITEM NO. 6+7 ABOVE)	2990.40		
8	FLOOR SPACE INDEX (F.S.I.)	1.777		

PROFORMA - A

Sl. No.	Description	Plot A	Plot B
1	AREA STATEMENT	1020.50	816.63
2	NET AREA OF PLOT	1020.50	816.63
3	ROAD SETBACK AREA		
4	NET PERMISSIBLE AREA		
5	NET PERMISSIBLE AREA		
6	NET PERMISSIBLE AREA		
7	NET PERMISSIBLE AREA		
8	NET PERMISSIBLE AREA		
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47	NET PERMISSIBLE AREA		
48	NET PERMISSIBLE AREA		
49	NET PERMISSIBLE AREA		
50	NET PERMISSIBLE AREA		

PROFORMA - B

Sl. No.	Description	Plot A	Plot B
1	NET AREA OF PLOT (NET AREA)	1020.50	816.63
2	NET AREA OF PLOT (NET AREA)	1020.50	816.63
3	NET AREA OF PLOT (NET AREA)	1020.50	816.63
4	NET AREA OF PLOT (NET AREA)	1020.50	816.63
5	NET AREA OF PLOT (NET AREA)	1020.50	816.63
6	NET AREA OF PLOT (NET AREA)	1020.50	816.63
7	NET AREA OF PLOT (NET AREA)	1020.50	816.63
8	NET AREA OF PLOT (NET AREA)	1020.50	816.63
9	NET AREA OF PLOT (NET AREA)	1020.50	816.63
10	NET AREA OF PLOT (NET AREA)	1020.50	816.63
11	NET AREA OF PLOT (NET AREA)	1020.50	816.63
12	NET AREA OF PLOT (NET AREA)	1020.50	816.63
13	NET AREA OF PLOT (NET AREA)	1020.50	816.63
14	NET AREA OF PLOT (NET AREA)	1020.50	816.63
15	NET AREA OF PLOT (NET AREA)	1020.50	816.63
16	NET AREA OF PLOT (NET AREA)	1020.50	816.63
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35	NET AREA OF PLOT (NET AREA)	1020.50	816.63
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39	NET AREA OF PLOT (NET AREA)	1020.50	816.63
40	NET AREA OF PLOT (NET AREA)	1020.50	816.63
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43	NET AREA OF PLOT (NET AREA)	1020.50	816.63
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45	NET AREA OF PLOT (NET AREA)	1020.50	816.63
46	NET AREA OF PLOT (NET AREA)	1020.50	816.63
47	NET AREA OF PLOT (NET AREA)	1020.50	816.63
48	NET AREA OF PLOT (NET AREA)	1020.50	816.63
49	NET AREA OF PLOT (NET AREA)	1020.50	816.63
50	NET AREA OF PLOT (NET AREA)	1020.50	816.63

CERTIFICATE OF AREA

Approved and attested in accordance with the provisions of the Maharashtra Building Regulation Act, 1956 and the Maharashtra Building Rules, 1956.

TRUE COPY

Stamp of the Surveyor, Mumbai. The stamp is circular and contains the text "SURVEYOR, MUNICIPAL CORPORATION, MUMBAI" around the perimeter. In the center, there is a signature and the date "22/07/2002".

RECEIPT OF PLANS

NO ADDITIONAL F.S.I. OR ANY ACCOUNT SHALL BE ALLOWED ON ANY OF THE SUB-DIVIDED PORTION UNLESS THERE IS ON FUTURE.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED SUB-DIVISION ON PROPERTY BEARING P.P. NO. 796/128, MUMBAI.

NAME OF OWNER

MR. SURAJ ESTATE DEVELOPERS PVT. LTD.

DATE

22/07/2002

DRN BY

AS SHOWN

SIGNATURE NAME & ADDRESS OF ARCHITECT

PRANOD GUPTA
 ARCHITECT & INTERIOR DESIGNER
 507, AERIAL BUILDING
 MAHARAJA SAHAYANAGAR
 FORT, MUMBAI 400022

Annexure "C"

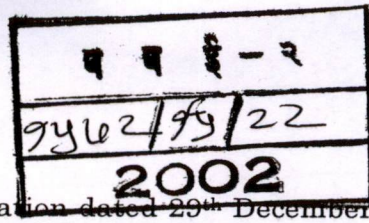
Re : NEAT HOUSE
Statement from Sales Section
Areas as per Agreement



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

9362/78/22
2002

Bhar
A



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. metrs</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 as further rectified under Deed of Rectification dated 19th June, 1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE/2207/97of 19th June, 1997.

Note - VII

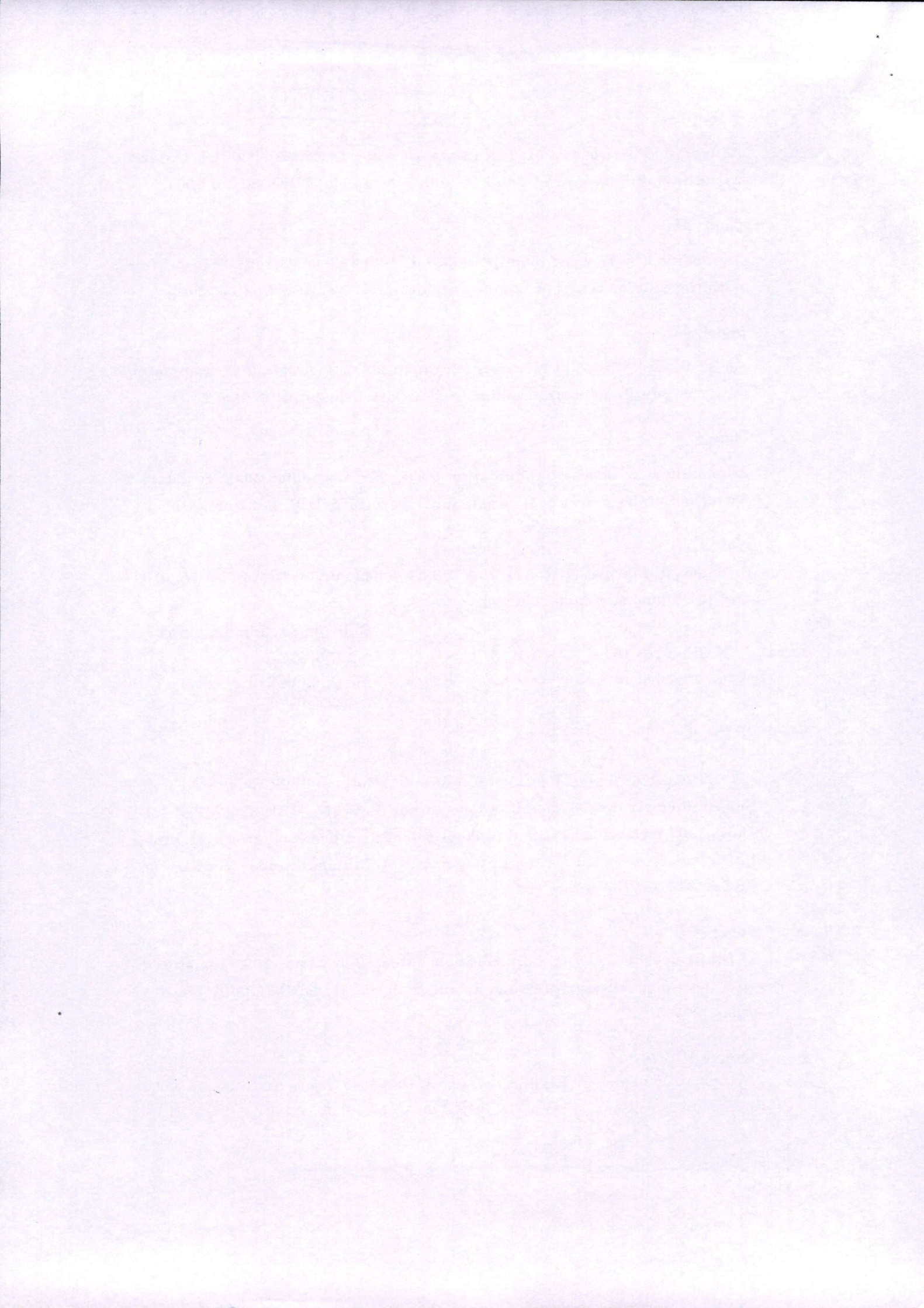
As confirmed by Deed of Confirmation dated 20th June, 1997 registered with the Sub-Registrar of Mumbai under Serial No.BBE/2233/97 on 20th June, 1997.

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 *Blm*



ANNEXURE 'D'

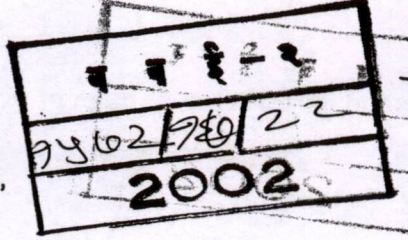
बृहन्मुंबई महानगर पालिका
कार्यकारी अभियंता
इमारत प्रस्ताव (शहर) III कागद
'ई' विभाग कार्यालय ई. १
तिसरा मजला, शंभू हाकीजु. ना.
मायबळा, मुंबई-४००००१

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/8108/GN/A of 07-060)

To,

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



TRUE COPY

**FOR: PRAMOD GUPTA
ARCHITECT**

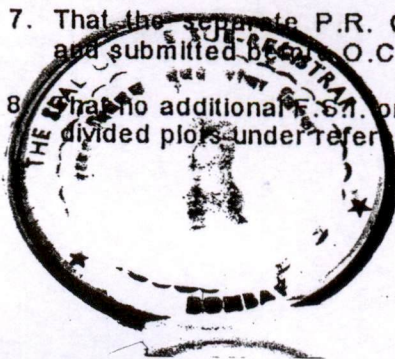
Sub:- Proposed sub-division of plot bearing F.P.No.766
of TPS IV, Mahim At Dadar, Mumbai.

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 P.R. Card for the sub divided plots shall be obtained and submitted before O.C. of 'B' building.
8. That no additional fee on any account shall be allowed on the sub-divided plots under reference, in future.



any of

[Signature]

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



Acc.: A set of plan.

Yours faithfully,
sd/-
Dy. Chief Engineer
Building Proposals (City).

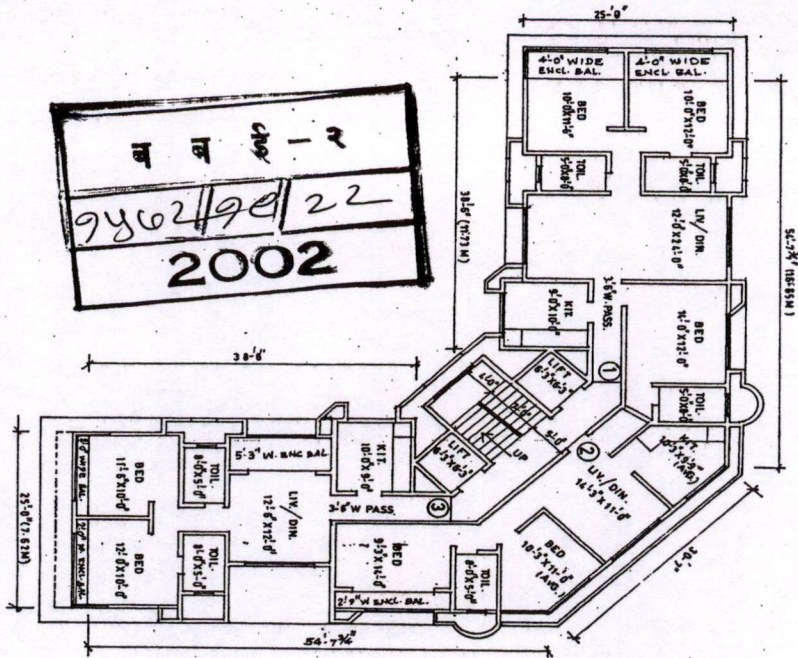
No.EB/8108/GN/A. of 07-0601

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.

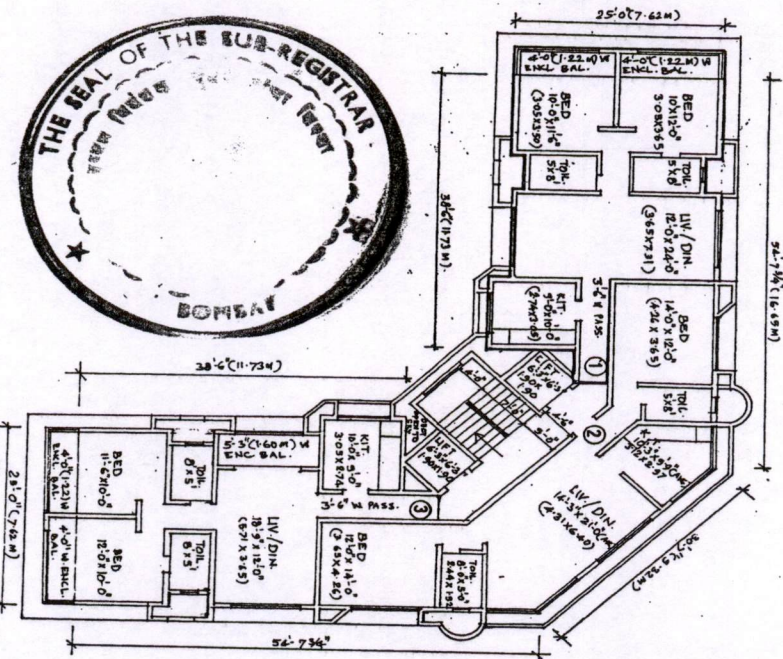
- 2) Asstt. M.C. G/N Ward.
- 3) A.A.& C. G/N Ward.
- 4) S.E.(Survey) City.
- 5) The Collector of Mumbai,
Old Custom House,
Mumbai.
- 6) E.E.(D.P.).
- 7) Ch.E.(S.P.).
- 8) H.E.
- 9) E.E.(T&C).
- 10) Dy.Ch.Eng.(D.P.).

sd/-
716101
for Dy. Chief Engineer
Building Proposals (City).





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

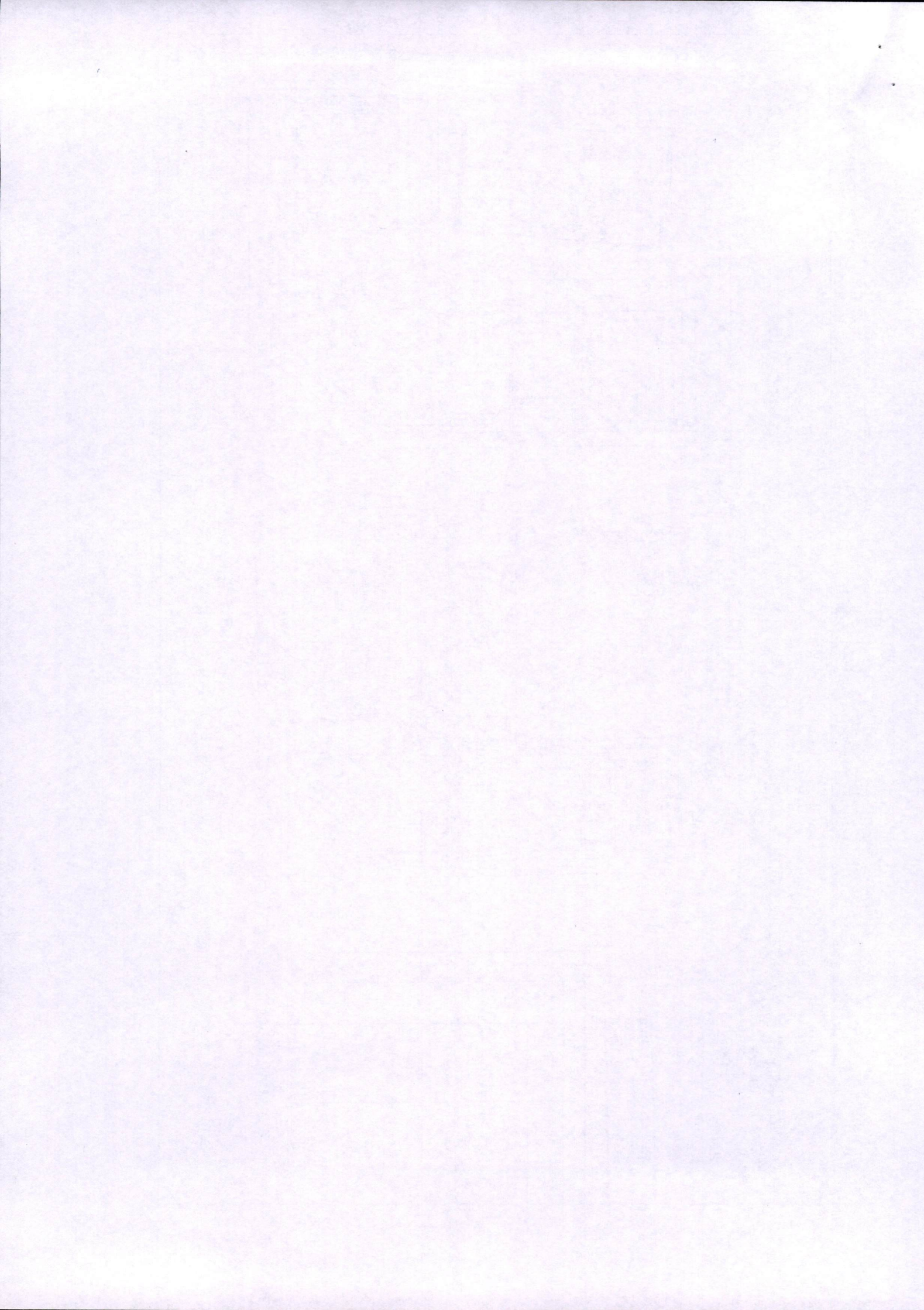


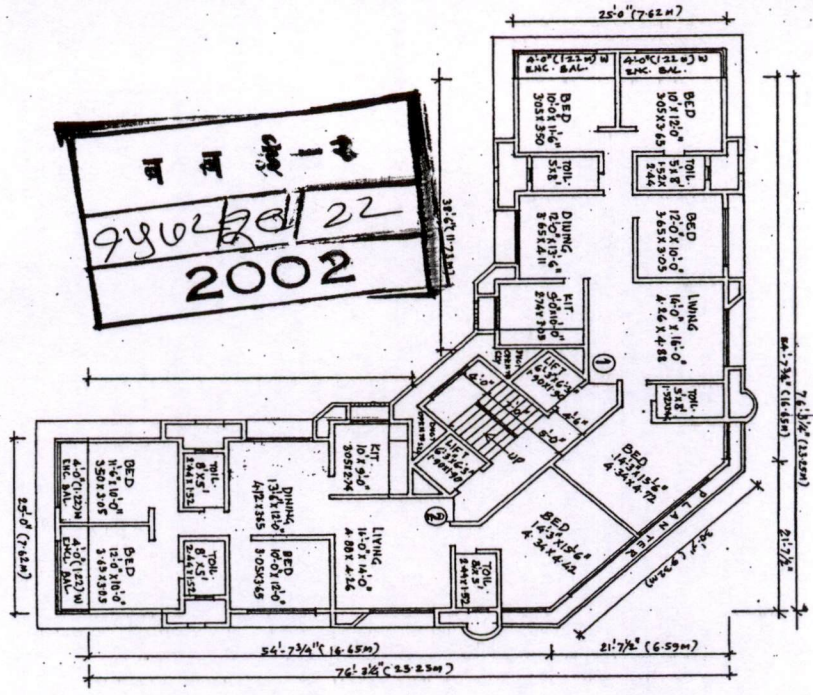
TYPICAL FLOOR PLAN
(3RD 4TH & 5TH)
SCALE: 1" = 8' 0"

FLOOR	FLAT NO.	BUILT UP AREA (SQ.MT)	SUPER B.U. AREA (SQ.MT)
2ND FL.	201	114.73	114.81
	202	80.38	81.48
3RD FL.	301	90.99	108.76
	302	90.99	108.83
4TH FL.	401	90.99	108.76
	402	90.99	108.83
5TH FL.	501	90.99	108.76
	502	90.99	108.83

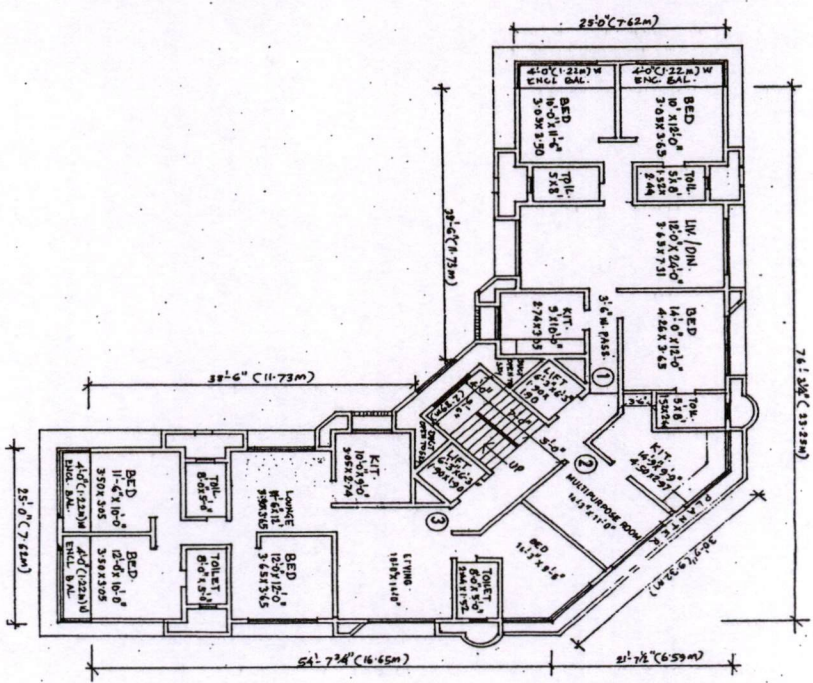
TYPICAL FLOOR PLAN (3RD 4TH & 5TH)
FOR NEAT HOUSE AT F.P.NO. 766,
COLLEGE LANE DADAR (WEST)

M/S SURAJ ESTATE DEVELOPERS
PVT LTD.
MADRAS MAIN BLDG. MANSIYAN
PANNIN TIRUPATI-500 016





6TH FLOOR PLAN
SCALE: 1"=8'-0"



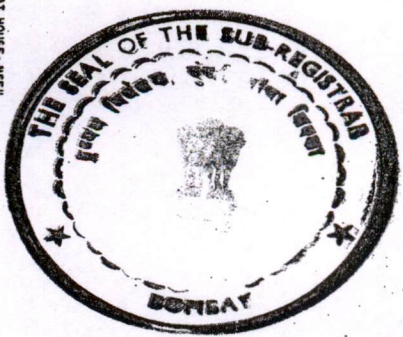
7TH FLOOR PLAN
SCALE: 1"=8'-0"

FLOOR	FLAT NO.	B.U. AREA (IN SQ.M)	SUPER B.U. AREA IN SQ.M.
6TH FL.	601	131.97	159.45
	602	135.97	159.45
7TH FL.	701	111.29	122.87
	702	21.20	31.08
	703	127.70	150.93

6TH FLOOR & 7TH FLOOR PLAN
FOR NEAT HOUSE AT F.P.NO. 756,
COLLEGE LANE DADAR (WEST)

M/S SURAJ ESTATE DEVELOPERS
PVT. LTD.
MAHIM NERVA ROAD HARRY NAGAR
MAHIM KURUMBA, 400105.

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









05/04/2002

7:38:43 pm

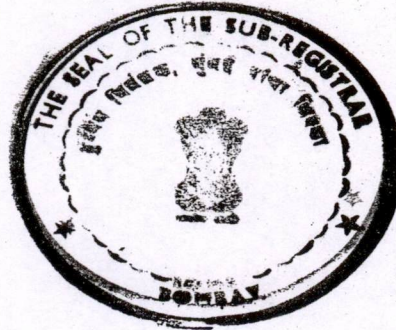
दस्त गोषवारा भाग-1

दस्त क्रमांक : 1572/2002

दस्ताचा प्रकार : Apartment Deed

अनु क्र. पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 नॅशनल स्टॉक एक्सचेंज ऑफ इंडिया लि तर्फे भुपेश मिस्त्री एक्सचेंज प्लाझा बांद्रा मुं 51	Executant सही B. D. Mishy		
2 सुरज इस्टेट डेव्हलपर्स प्रा लि तर्फे थॉमस राजन सिल्वर कॉसकेट बांद्रा मुं 50	Executor सही Xho 7		

व व ई-२
१५७२/२९/२२
२००२





दस्तावेजों की प्रतियां भेजने के लिए
 निम्नलिखित पते पर भेजी जाएं।
 मुख्य निदेशक, मुंबई

दिनांक : 05/04/2002
 पृष्ठ संख्या : 2

दिनांक : 05/04/2002
 पृष्ठ संख्या : 2

2002
 05/04/2002
 २ - ३ - २

मुंबई शहर 2 (बंदी)
 उ. निदेशक, मुंबई

[Handwritten Signature]

2) पराम साबल, बलीलमसाणी
 1) विजय कदम, फोर्ट रू 1

आलख :
 खातील इंसान अर्थ निवृत्त करवावळ करी, ती दस्तऐवज करून देणा-यांना व्यक्तीशः आलखतात, व त्यांची आलख पटवितात.

दस्तऐवज करून देणार तयारकथित [अपार्टमेंट डीज] दस्तऐवज करून दिल्याचे कबूल करवात.

उ. निदेशकानी सहा. मुंबई शहर 2 (बंदी)

[Handwritten Signature]

दस्तावेजांचा दिनांक : 05/04/2002 07:38 PM

- दस्तावेजा प्रकर : 25) अपार्टमेंट डीज
- दिनांक क्र. 1 री वेळ : (सादरीकरण) 05/04/2002 07:35 PM
- दिनांक क्र. 2 री वेळ : (फी) 05/04/2002 07:37 PM
- दिनांक क्र. 3 री वेळ : (कबुली) 05/04/2002 07:38 PM
- दिनांक क्र. 4 री वेळ : (आलख) 05/04/2002 07:38 PM

दस्तावेजांचा दिनांक : 05/04/2002 07:35 PM

दस्तावेजा क्र. [बंदी-1572-2002] या निदेशाचा
 मूळ : 6780345 फोडला : 6780345 भरतीचे मुद्रांक शुल्क : 20

पावती क्र.: 918 दिनांक: 05/04/2002
 पावतीचे वर्ण
 नाव: रंजनल स्टॉक एक्सचेंज ऑफ इंडिया लि. मुंबई
 फिस्टी
 100 : नांदणी फी
 440 : नक्कल (अ. 11(1)), पुस्तिकासाठी नक्कल
 (अ. 11(2)),
 रुबावत (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी
 540: एकूण





बर्द क्र. २/१५७२/२००२

DATED THIS 5th DAY OF APRIL, 2002

Suraj Estate Developers
Pvt. Ltd. .. Developers
And

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

Deed of Apartment of Apartment No.301 and
Car Parking Space No.6 in Neat House,
College Gully, Dadar, Mumbai 400 028.