

successors-in-title and assigns) of the Other Part. *Bar*

context or meaning thereof be deemed to mean and include its Apartment Owner" (which expression shall unless it be repugnant to the Bandra (East), Mumbai-400 051 hereinafter referred to as "the having its registered office at Exchange Plaza, Bandra-Kurla Complex, INDIA LTD., a Company registered under the Companies Act, 1956 and assigns) of the One Part AND NATIONAL STOCK EXCHANGE OF or meaning thereof be deemed to mean and include its successors in title Developers" (which expression shall unless it be repugnant to the context Road, Bandra, Mumbai-400 050, hereinafter referred to as "the having its registered office at Flat No.901, Silver Cascade, Mount Mary PRIVATE LIMITED, a company registered under the Companies Act, 1956

Two Thousand and Two BETWEEN SURAJ ESTATE DEVELOPERS THIS INDENTURE made at Mumbai on this 5th day of March

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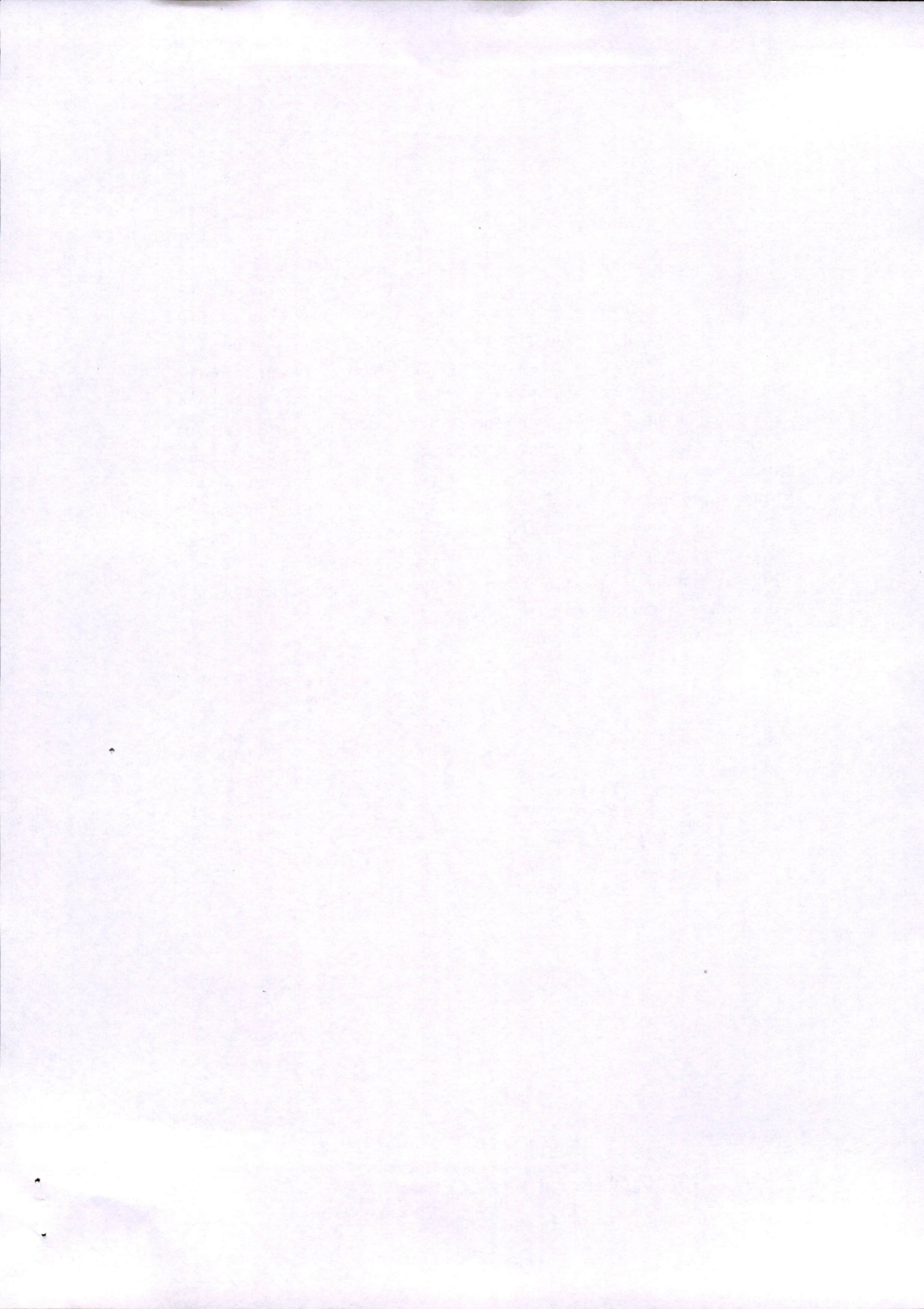
GENERAL STAMP OFFICE
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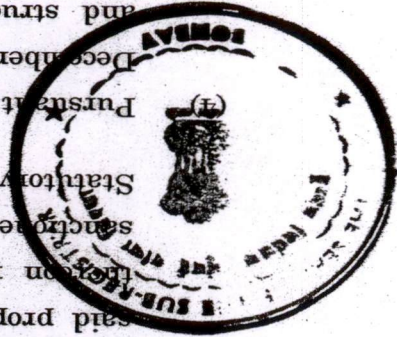
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property and constructed on the portion described in the Second and structures which were previously standing on the said December, 1993, the Developers have demolished all the buildings Pursuant to the said Development Agreement dated 23rd Statutory Authorities.



sanctioned from the Municipal Authorities, Government and other said property after demolition of old buildings and structures 1993, the Developers have agreed to construct new buildings on the Under the said Development Agreement dated 23rd December,

(3)

development of the said property.

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

(2)

to as 'the said property'.

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

Annexure "A"



WHEREAS :

2002	95/2/22	2 - 2
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Row D



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 silt and seven upper floors, with one residential apartment on the ground floor, two residential apartments on the first floor and three residential apartments on the second, third, fourth, fifth and seventh floors and two

hereunder written.

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

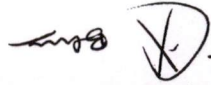
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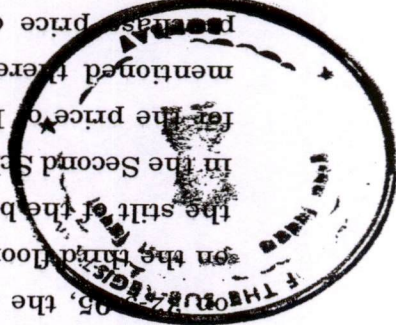
as amended on 18-09-2000.

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

Row D

2002	9560/3/22	3 3 3 - 2
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No. 7. 



possession of the said Apartment No.302 and Car parking space mentioned therein and the Apartment Owner has paid the full for the price of Rs.70,56,415/- and upon the terms and conditions in the Second Schedule hereunder written to the Apartment Owner the stilt of the building constructed on the said property described on the third floor of the building and car parking space No.7 under No.5, the Developers have agreed to sell Apartment No.302 the Sub-Registrar of Mumbai under Serial No.BBE/3179/95 of 1995 duty of Rs.5,29,266/- has been paid and which is registered with between the Developers and the Apartment Owner on which stamp

(8)

Under Agreement for Sale dated 21st September, 1998 executed

Annexure "C" in Annexure "C" hereto.

described in the Second Schedule hereunder written are as shown Developers in respect of the apartments on the said property and the particulars of the Agreements entered into by the the property described in the Second Schedule hereunder written spaces under stilt of the building constructed by the Developers on on ownership basis of each of the apartments and car parking The Developers have entered into Agreements for Sale/Allotment

(7)

building. independent exit to common areas and facilities of the said capable of individual utilisation on account of having an hereunder written are used for residential purposes and are standing on the property described in the Second Schedule Annexure 'B' collectively. All the Apartments in the said building by the Developers on the said property described in the Second Schedule hereunder written. The floor plans of the said building constructed room) on the said property described in the Second Schedule building (including one proposed in place of Society office/Postal

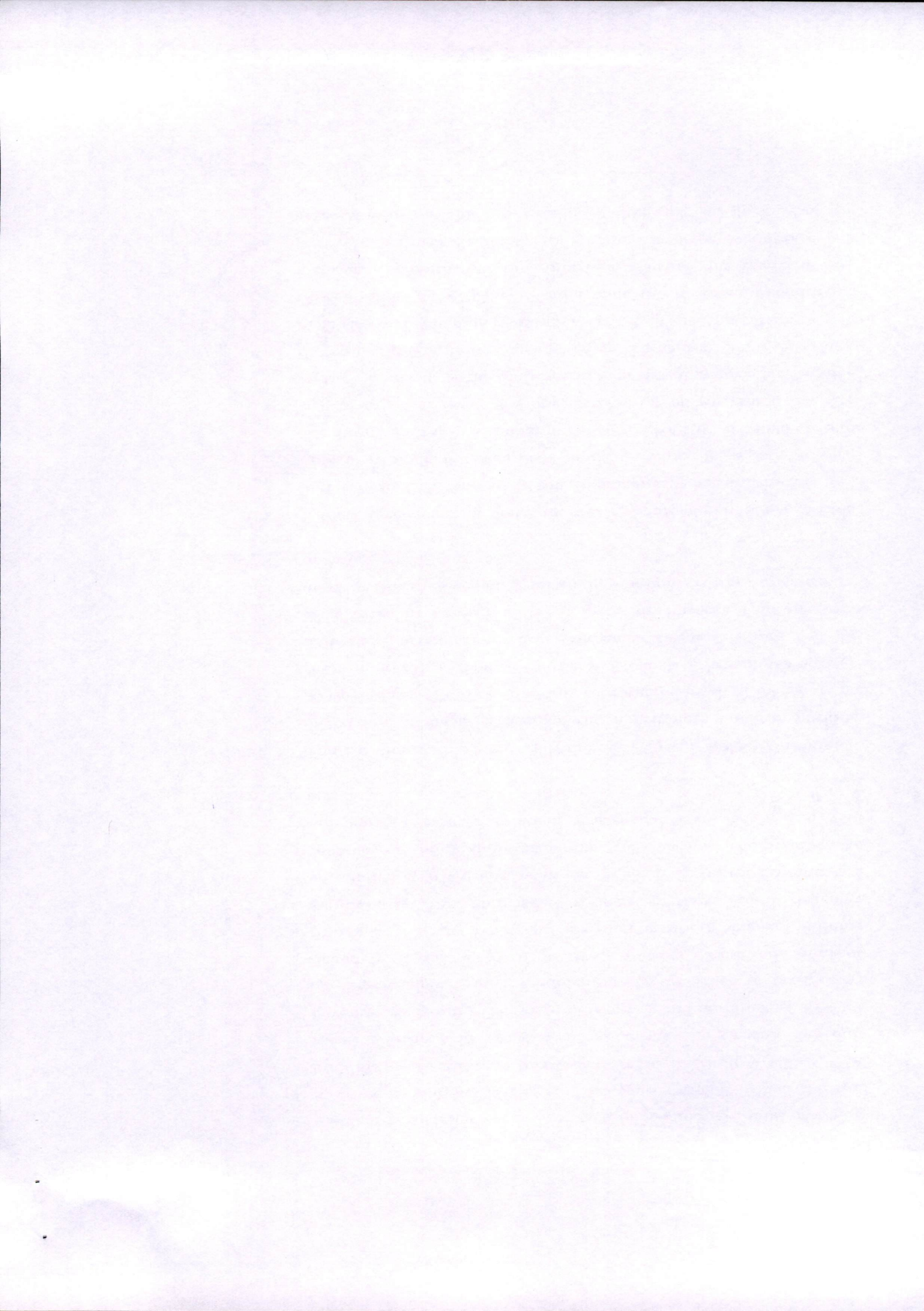
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residential apartments on the sixth floor making a total of twenty apartments and seven car parking spaces under stilt of the said

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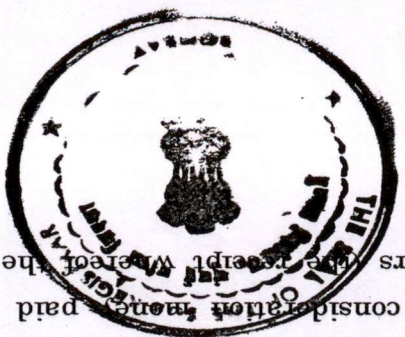




(1)(i) Jose alias Joe Mathias Fernandes (ii) Lorraine Fernandes, (iii) Lyra Viegas nee Lyra Fernandes and (iv) Robin Fernandes, being the only heirs and legal representatives of the late Teresa Bonnie Fernandes and the late Ronnie Mathias Fernandes and (2) Thomas Valentine Esperance, (3) John Valentine 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 (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. 8FE2-01423 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 parking space No.7 under stilt of the building constructed on the property described in the Second Schedule hereunder written for the consideration of Rs.70,56,415/- 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.70,56,415/- and the Apartment Owner has called upon the Developers to execute the Deed of Apartment of Apartment No.302 on the third floor of the building and car parking Space No.7 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.70,56,415/- (Rupees Seven Lacs Fifty Six Thousand Four Hundred and Fifteen only) being the full consideration paid by the Apartment Owner to the Developers who have received the same, the Developers do hereby admit and



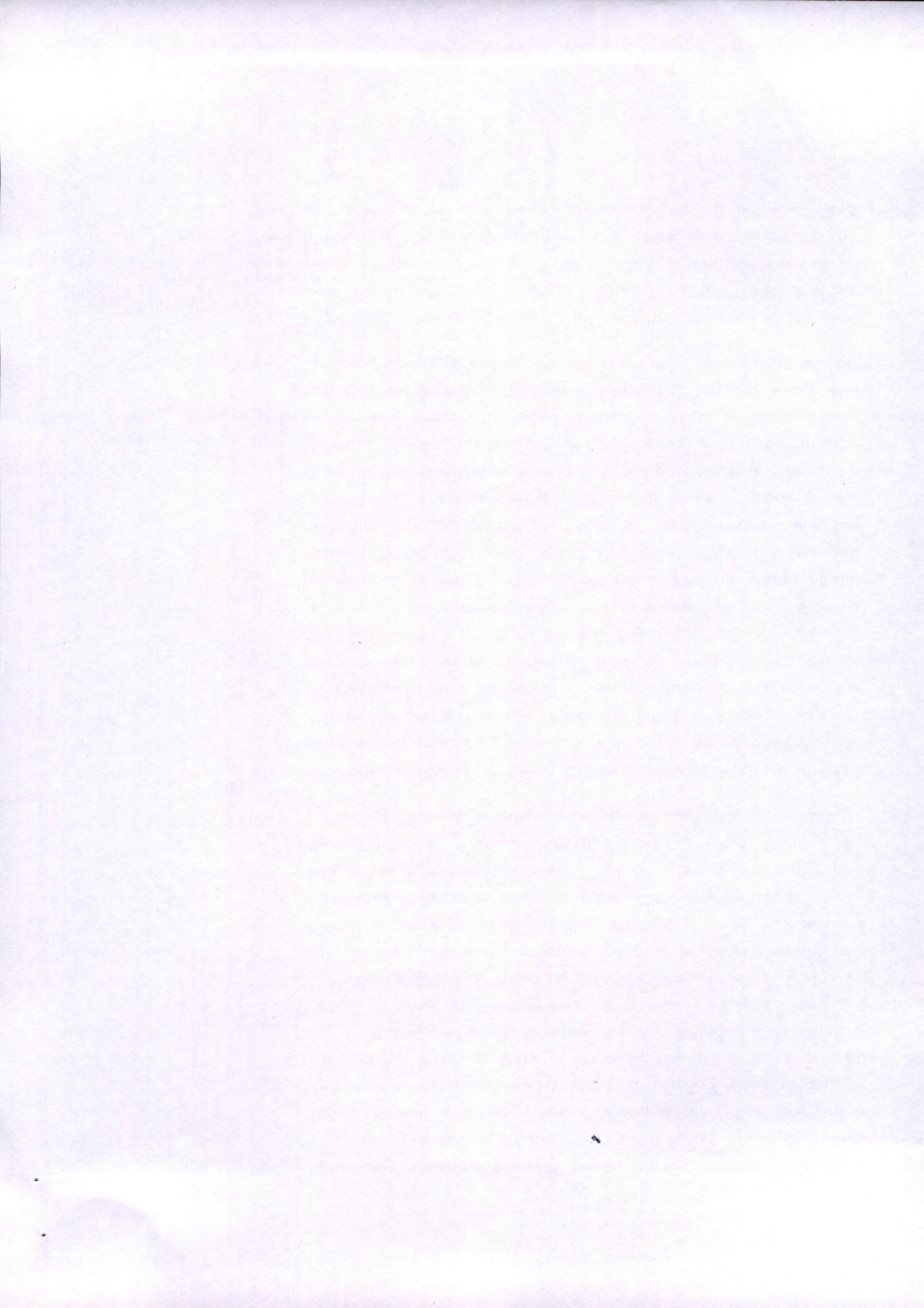
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Ownership Act, 1970 (Maharashtra Act. No. XV of 1971), the said provisions of the Maharashtra Apartment

Mathias Fernandes.

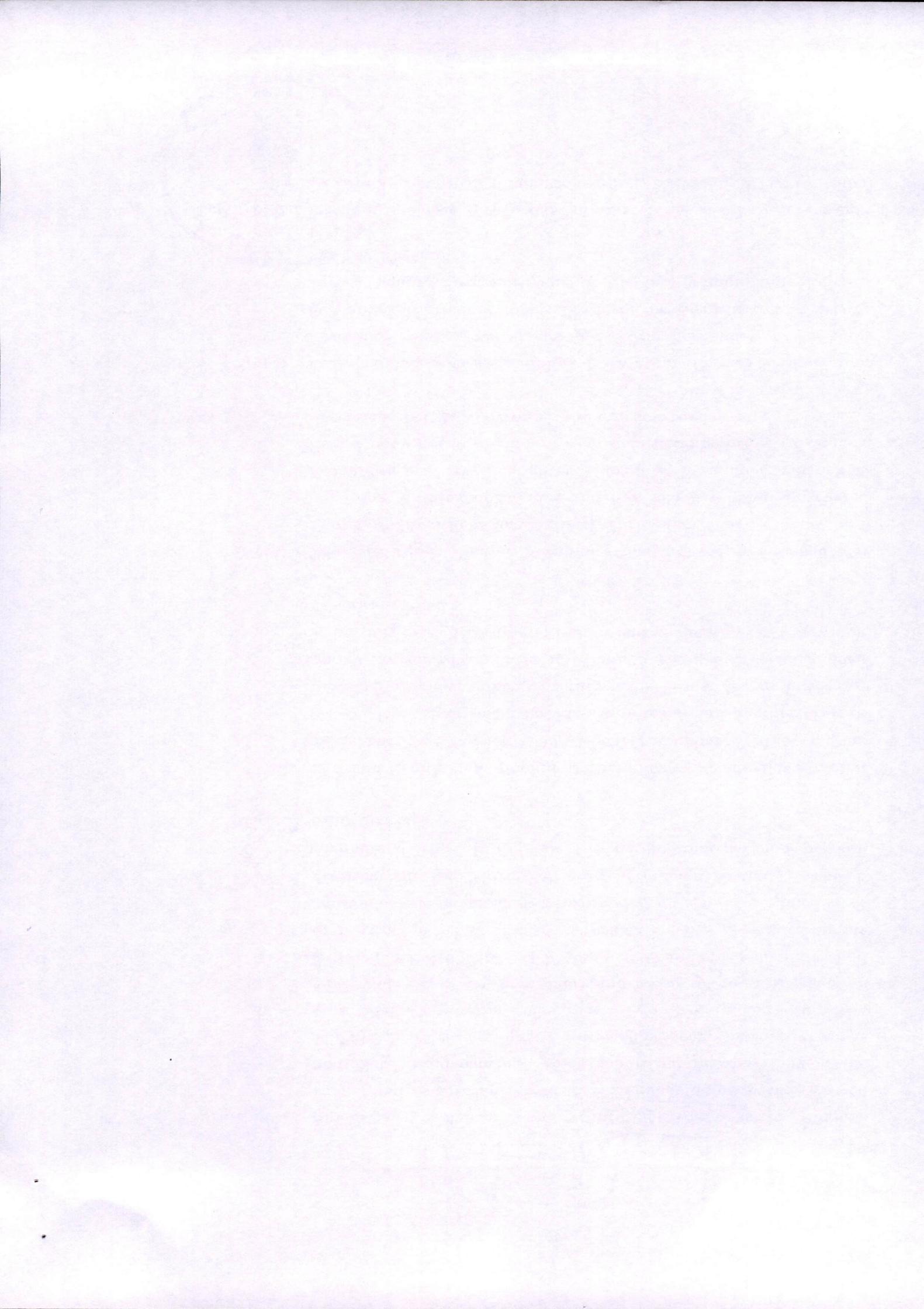
(12) In the circumstances, Jose alias Joe Mathias Fernandes, Lorraine Fernandes and Lyra Viegas nee Lyra Fernandes and Robin Fernandes are the only heirs and legal representatives of the late Teresa Bonnie Fernandes and of the late Ronnie alias Ronald

(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.

(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.

(9) Sub-division of the said property in 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 Blue line is hereto annexed and marked Annexure 'D'.

Sub-division of the said property in Plot-A admeasuring 1020.50
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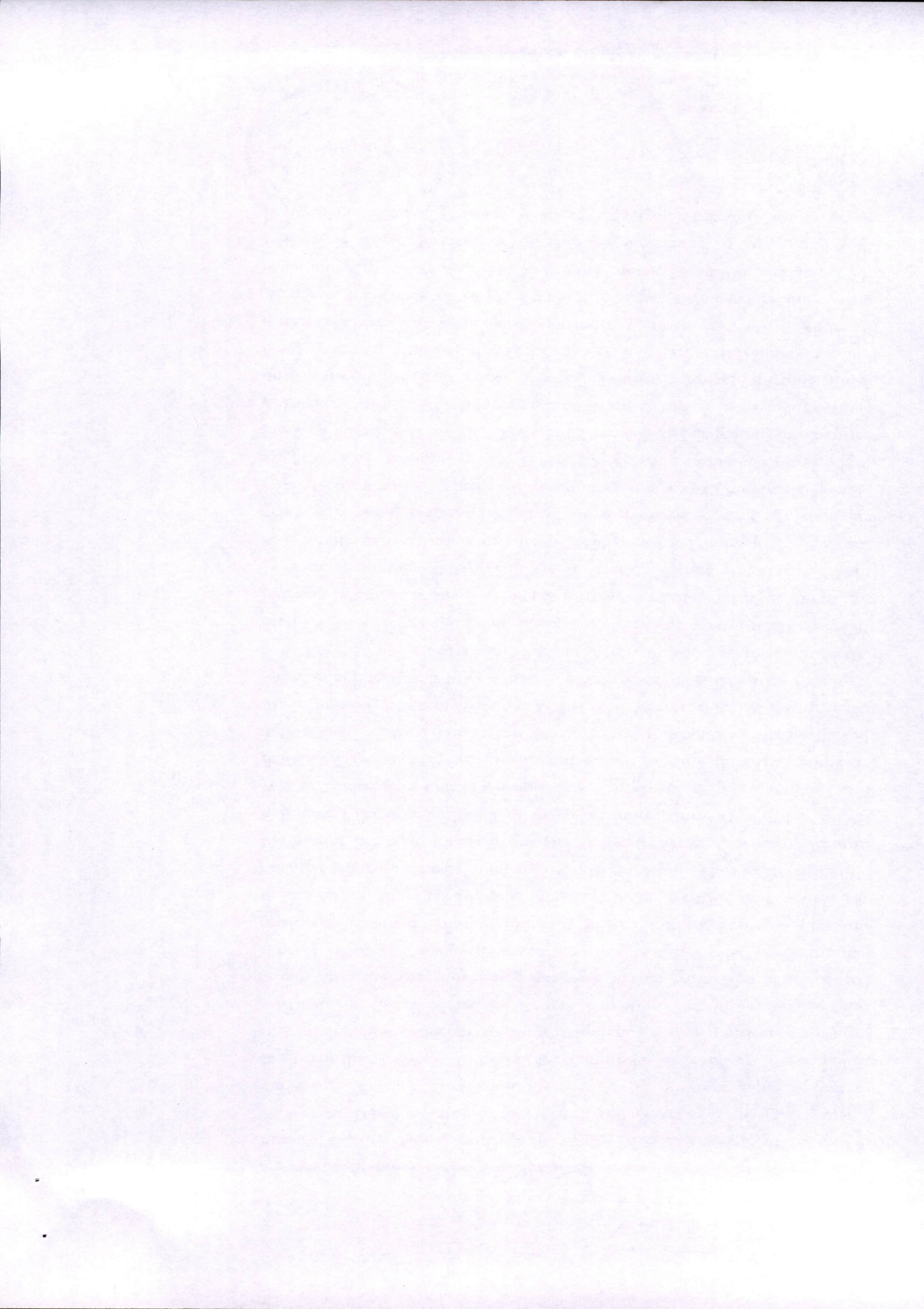
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acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Apartment Owner for ever). THEY the Developers do hereby grant, release, convey, assign, transfer and assure unto the Apartment Owner ALL THAT Apartment No.302 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 delineated which Apartment is shown on ~~Plan No. 11~~ ^{Annexure B (colly.)} hereto annexed and delineated thereon with red coloured boundary lines TOGETHER WITH the car parking space No.7 under the still of the building on the property described in the Second Schedule hereunder written and which car parking space is more particularly described in the Fifth Schedule ~~Annexure B (colly.)~~ ^{Annexure D (colly.)} hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH undivided 4.80% ^{Four point Eighty percent} (Four-Eighths) 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 unlawfully claiming by, from, through, under or in

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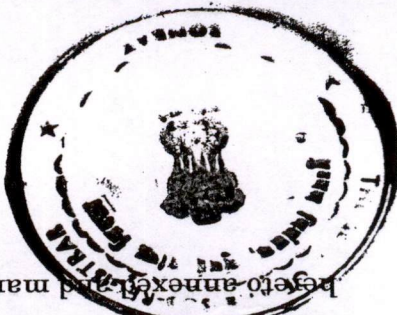
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trust for the Developers, made, done, omitted or executed or knowingly or willingly suffered to the contrary THEY the Developers have in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the said Apartment and premises unto and to the use of the 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 1970) and all amendments thereto and further declares and covenants

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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 FIRST SCHEDULE HERINAPOVE REFERRED TO :-

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

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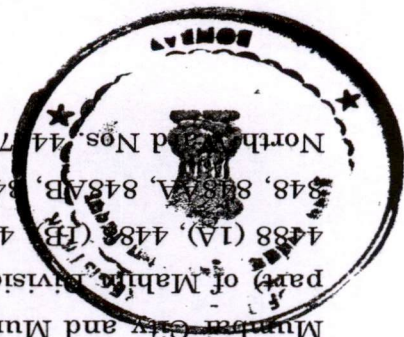
Apartment Owner hereby declare that their Permanent Account No. is declare that their Permanent Account No. is AAACS8375H and the contained therein and in these presents AND the Developers hereby to such Bye-laws and also the covenants, conditions and restrictions administrative rules and regulations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

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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 messages, 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 (IA), 4488 (IB), 4488 (IC), 4488 (ID) and 4488 (IE) and Street Nos. 848, 848A, 848AB, 848AC, 848AD and 848AE of College Gully and "G" North Ward Nos. 4487 (1A), 4487 (1B), 4487 (1C), 4487(2) and 4487 (2A)

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

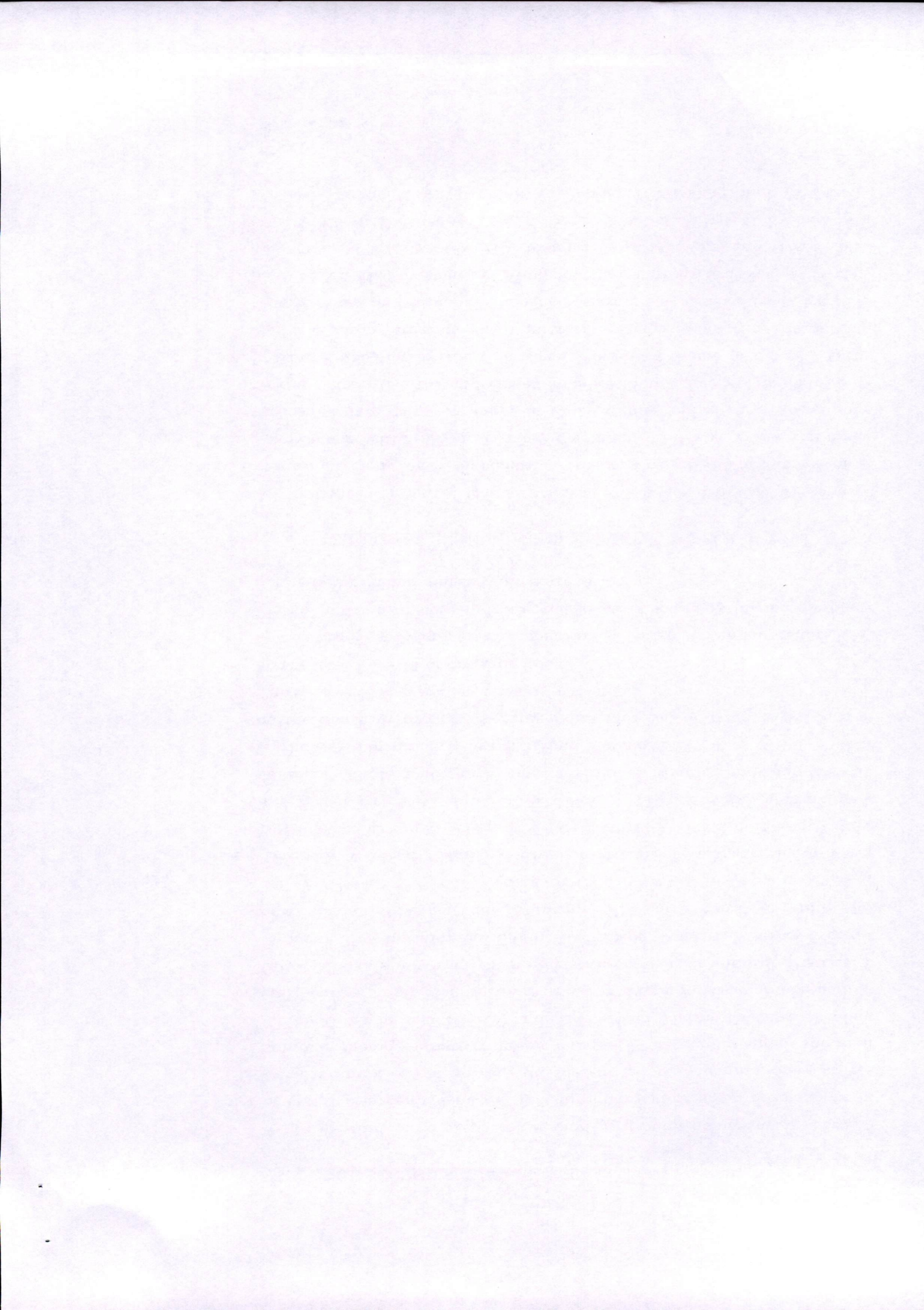
hereto annexed and marked Annexure 'A'.
Plot 'A' and shown surrounded by red coloured boundary line on the plan and on the West by property bearing Final Plot No.763 and designated as on the East by 9.15 metre wide Road

Third Schedule hereunder written
on the South by property bearing Final Plot No.766-B described in the on the North by property bearing Final Plot No.765
Joining Gokhale road (North) and Cadell Road, Mumbai and bounded and Street Nos.15A, 15AA, 15AB, 15AC, 15B and 15BA of the Road North Ward Nos. 4487 (1A), 4487 (1B), 4487(1C), 4487(2) and 4487 (2A) 848, 848A, 848AB, 848AC, 848AD and 848AE of College Gully and "G" 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. Mumbai City and Mumbai Suburban bearing Cadastral Survey No.103 part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), 4488 (IA), 4488 (IB), 4488 (IC), 4488 (ID) and 4488 (IE) and Street Nos. 848, 848A, 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 bearing Final Plot No.766-A of Town Planning Scheme of Bombay joining Gokhale Road (North) and Cadell Road, Mahim Division, Bombay standing thereon situate lying and being at College gully and at the road Pension and Tax Tenure with the messages, tenements and structures square yards equivalent to 1020.50 square metres, or thereabouts of All that piece or parcel of land or ground admeasuring 1220.55

THE SECOND SCHEDULE HEREINABOVE REFERRED TO :-

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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. 302 admeasuring about 90.89 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~~ hereto annexed.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO :-

Car Parking Space No. 7 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' (copy) hereto annexed.

SIGNED SEALED AND DELIVERED by the

within named Developers SURAJ

ESTATE DEVELOPERS PVT. LTD.

in the presence of

C.H. SHAIKH

[Signature]

SIGNED SEALED AND DELIVERED by the)

within named Apartment Owner)

NATIONAL STOCK EXCHANGE)

OF INDIA LTD. in the presence of)

Authorised Signatory

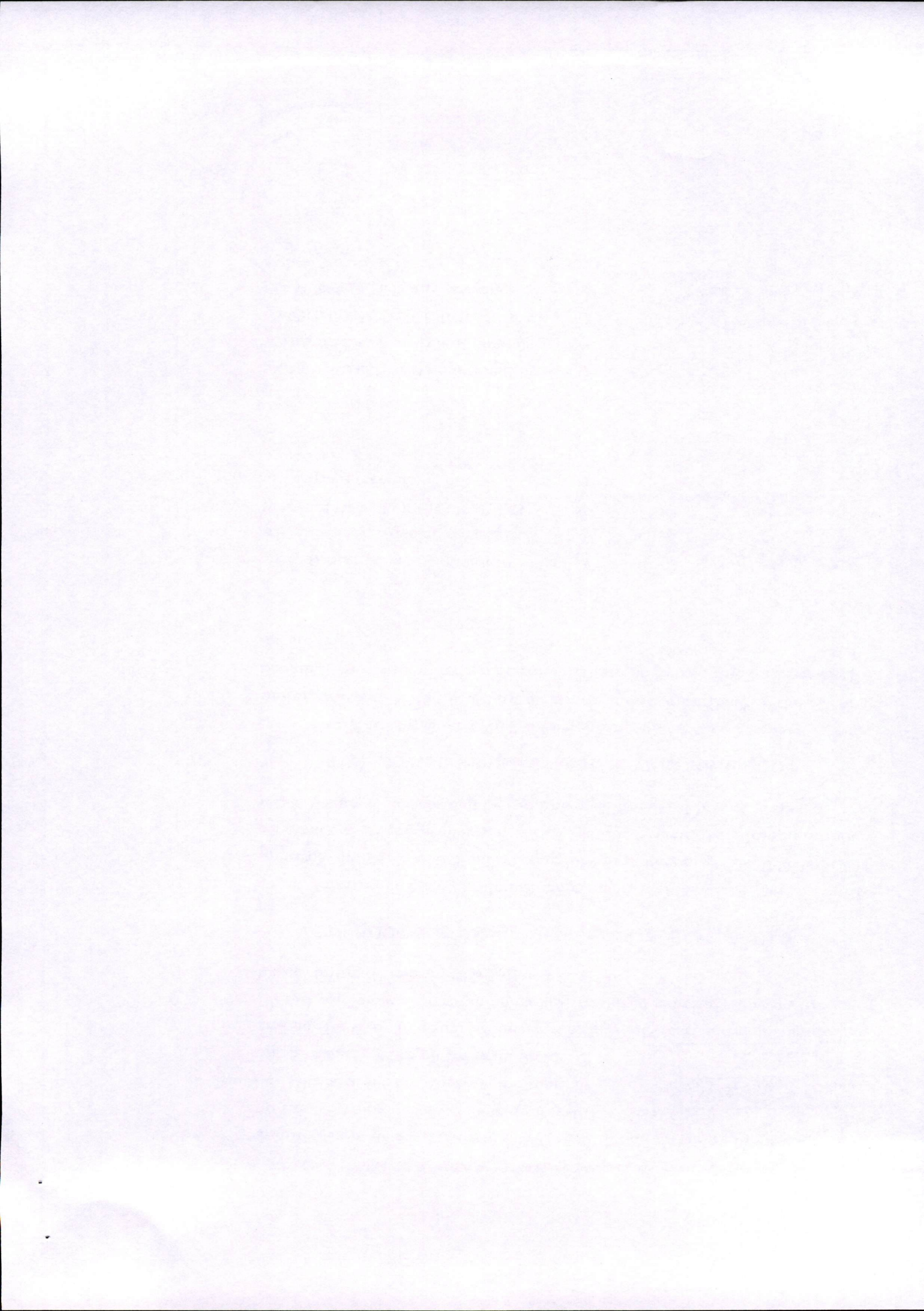
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National Stock Exchange of India Ltd.

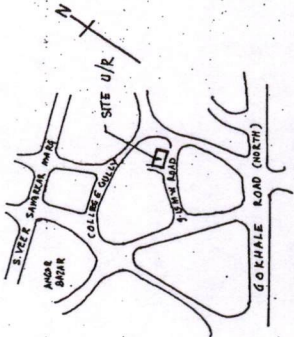


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AVENUE - B



LOCATION PLAN
SCALE: 1:5000

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

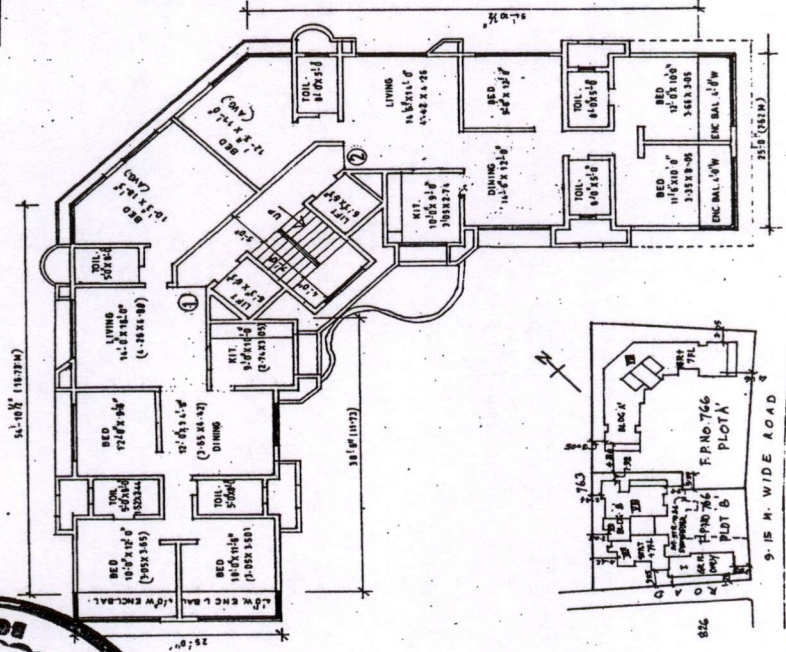
FLOOR	FLOOR NO.	B.U. AREA (IN SQ.MT)	SUPER B.U. AREA (IN SQ.MT)
GROUND FL.	000	107.89	20.71
1ST. FL.	101	138.43	182.08
	102	138.43	182.08

B.U. AREA
TYPICAL FLOOR LOBBY (12.05x17.12) = 205.39 SMT.
GROUND FLOOR ENTRANCE LOBBY = 55.41 SMT.
ELECTRIC METER ROOM = 9.31 SMT.
SERVANT TOILET = 3.07 SMT.
WATCHMAN'S CABIN = 3.92 SMT.

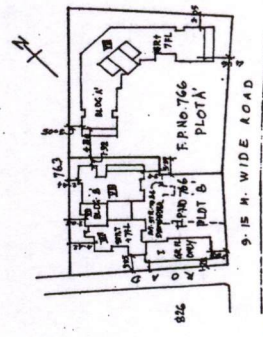
GROUND AND FIRST FLOOR PLAN
FOR NEAT HOUSE AT F.P. NO. 766,
COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.

MAHIM HATA BLDG, MARY WAGAR,
MAHIM MUMBAI 400 018.



FIRST FLOOR PLAN
SCALE: 1/8"

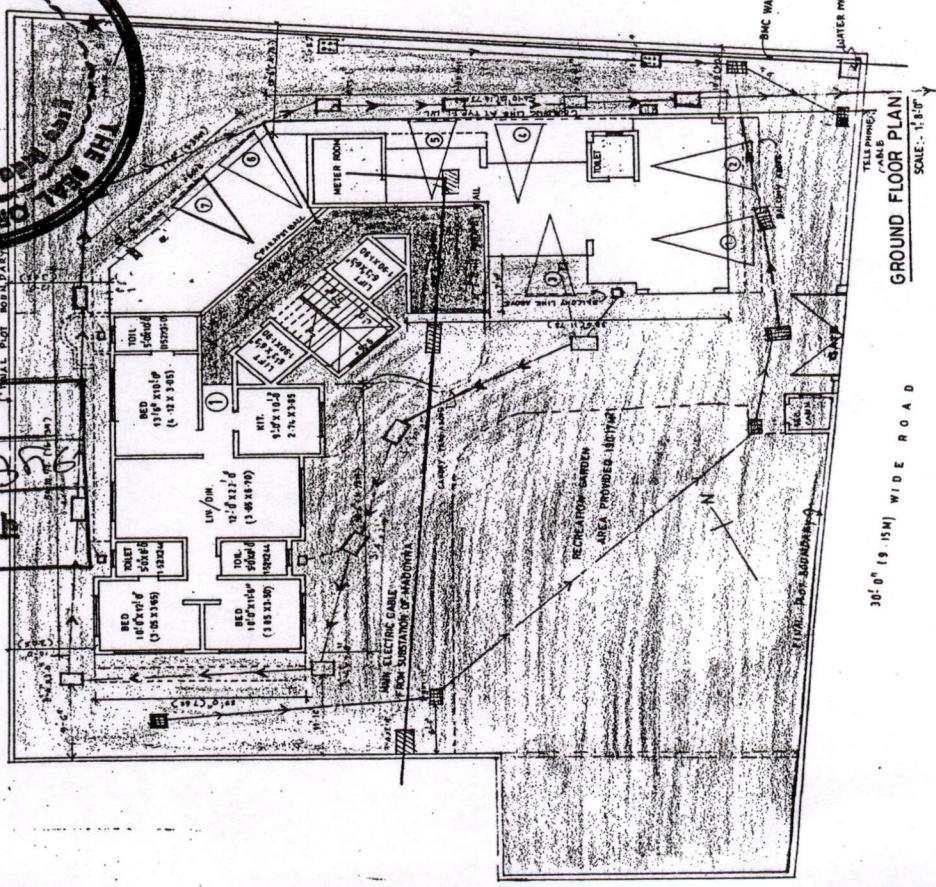


BLOCK PLAN
SCALE: 1:500



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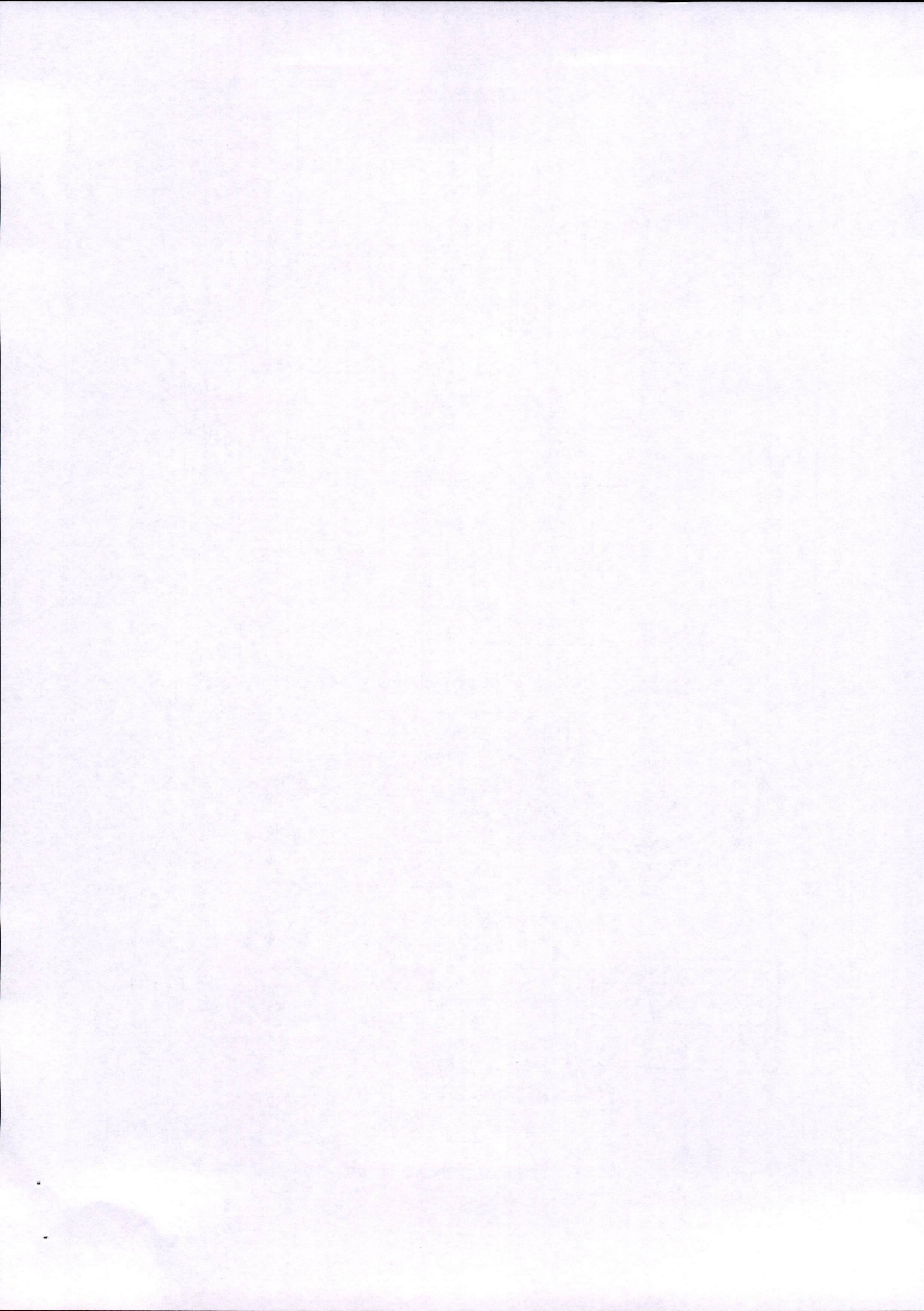
SI - SIENA STREET CHANGES
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GROUND FLOOR PLAN
SCALE: 1/8"

30'-0" (9.15M) WIDE ROAD

9'-15" (2.91M) WIDE ROAD



PROFORMA - B

CONTENTS OF SHEET

PLOT AREA CALCULATION, BLOCK PLAN & LOCATION PLAN

RECEIPT OF PLANS APPROVAL OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

NO ADDITIONAL F.S.I OR ANY ACCOUNT SHALL BE ALLOWED ON ANY OF THE SITES DIVIDED PLOT UNDER REFERENCE IN FUTURE

TRUE COPY
 As per conditions mentioned in the office No. CE 8/2022/16 dt. 26/09/2021
 For **Pramoj Gupta** Per Executive Engineer Building Department
 Deputy Municipal Corporation.

REV	DESCRIPTION	DATE	SIGN.
1	CERTIFICATE OF AREA		
2	PROPOSED SUB-DIVISION ON PROPERTY BEARING P.P. NO. 769		
3	DESCRIPTION OF PROPOSAL AND PROPERTY		
4	NAME OF OWNER		
5	DATE		
6	REV.		
7	DRN. BY		

Mrs. SUPRAJ ESTATE DEVELOPERS PVT LTD
 DRG. NO. SCALE DATE REV.
 10/20/2022 1:1777 1096-21 1098-97 1-767

SIGNATURE, NAME & ADDRESS OF ARCHITECT

PRAMOD GUPTA
 ARCHITECT & INTERIOR DESIGNER
 507 ARSELA BUILDING
 MAHARAJA SAMACHAR MARG
 POST, MUMBAI 400025

PROFORMA - A

AREA STATEMENT

AREA OF PLOT	PLOT - A	PLOT - B
1020.50	916.63	
(a) ROAD SET-BACK AREA		
(b) PROPOSED ROAD		
(c) ANY RESERVATION		
(d) TOTAL (a+b+c)		
BALANCE AREA OF PLOT (1-2)	1020.50	916.63
(a) INTERNAL ROAD		
(b) PERMISSIBLE FLOOR AREA	1020.50	916.63
(c) EXCESS BALCONY AREA		
(d) TOTAL BALCONY AREA (10-11+12)	1812.92	1098.97
(e) F.S.I. CONSUMED	1.776	1.767

REMARKS: 1. F.S.I. PERMISSIBLE 1.7777
 2. EXCESS BALCONY AREA PER FLOOR 1812.92
 3. EXCESS BALCONY AREA PER FLOOR 1098.97

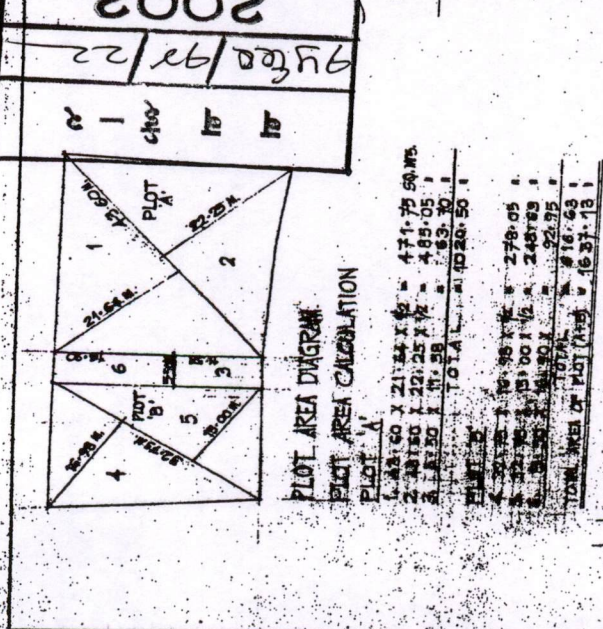
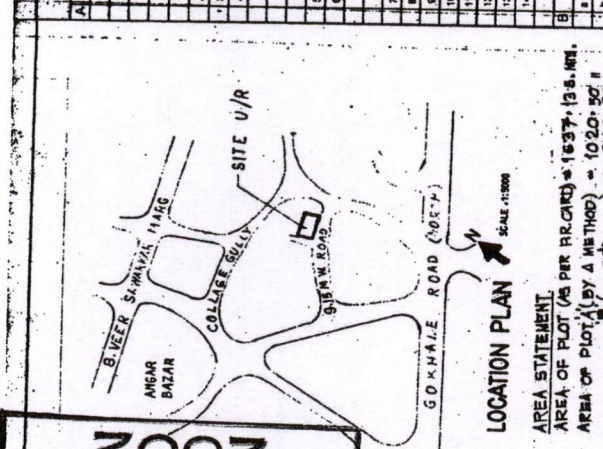
LOADING / UNLOADING STATEMENT

LOADING / UNLOADING REQUIRED

LOADING / UNLOADING PROVIDED

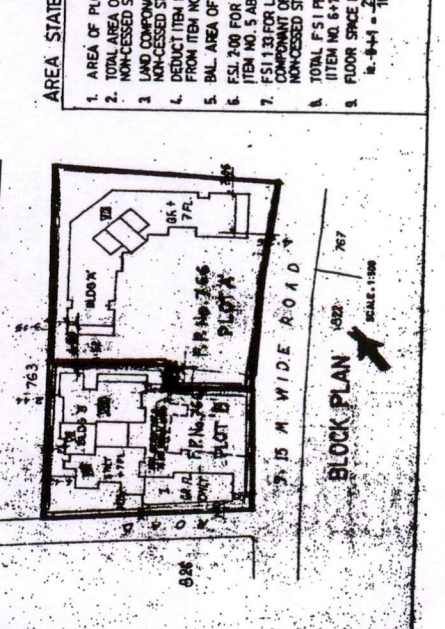
NOTES

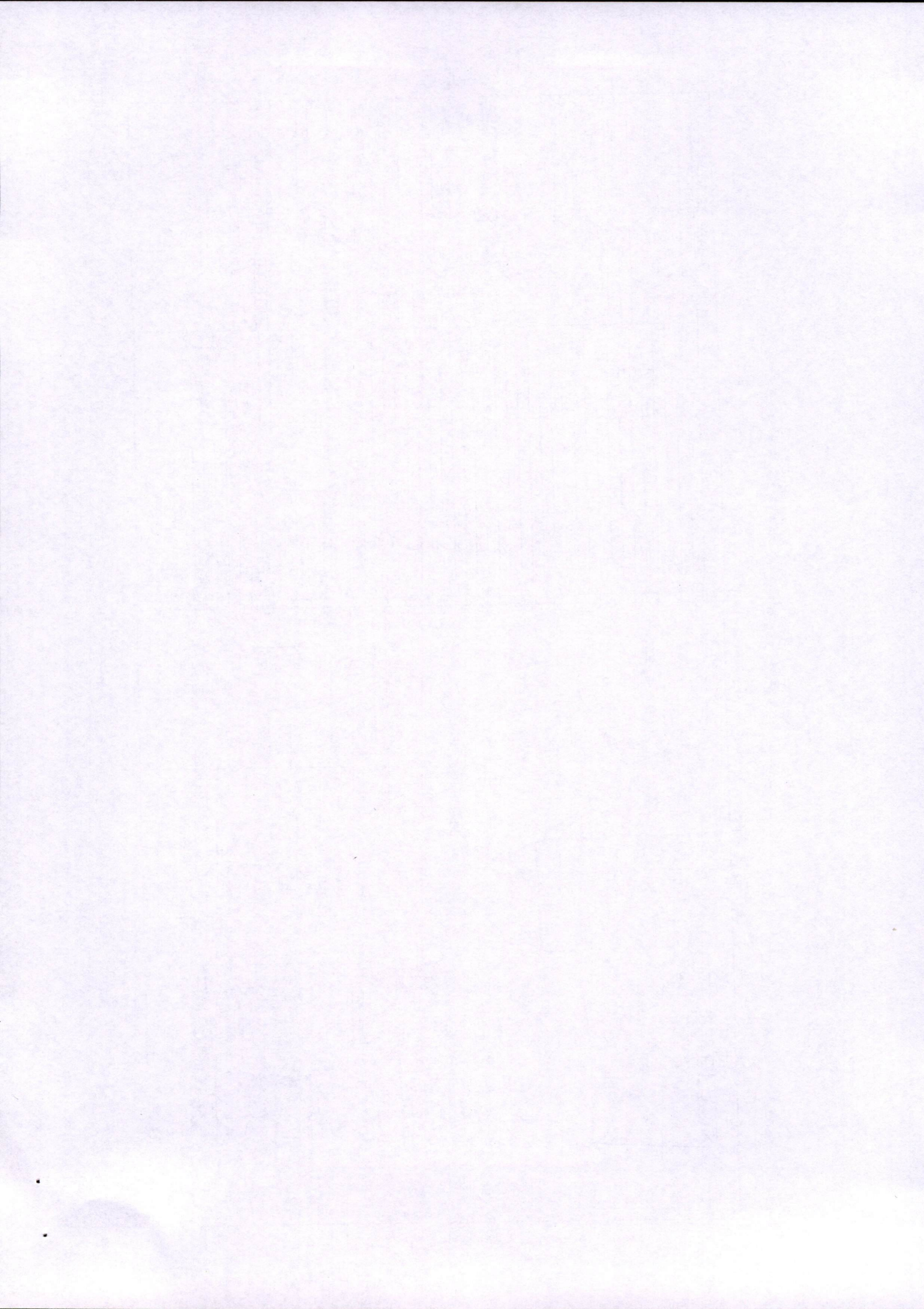
TOTAL PLOT BOUNDLED IN THICK BLACK.
 PLOT 'A' BOUNDLED IN RED.
 PLOT 'B' BOUNDLED IN BLUE.



AREA STATEMENT OF PLOT

AREA OF PLOT	10	11	12	13	14
1637.13 M ²	722.32	53.09	108.04	108.04	2180.08
1. TOTAL AREA OF PLOT	722.32	53.09	108.04	108.04	2180.08
2. TOTAL AREA OF NON-CESS STRUCTURE	722.32	53.09	108.04	108.04	2180.08
3. LAND COMPONENT REDD FOR NON-CESS STRUCTURE	722.32	53.09	108.04	108.04	2180.08
4. DEDUCT ITEM NO.3 FROM ITEM NO.1	722.32	53.09	108.04	108.04	2180.08
5. BAL. AREA OF PLOT FROM ITEM NO.1	722.32	53.09	108.04	108.04	2180.08
6. F.S.I. 2.00 FOR ITEM NO. 5 ABOVE	722.32	53.09	108.04	108.04	2180.08
7. F.S.I. 1.33 FOR LAND COMPONENT OF NON-CESS STRUCTURE	722.32	53.09	108.04	108.04	2180.08
8. TOTAL F.S.I PERMISSIBLE (ITEM NO. 6+7 ABOVE)	722.32	53.09	108.04	108.04	2180.08
9. FLOOR SPACE INDEX (F.S.I) = 1.777	722.32	53.09	108.04	108.04	2180.08

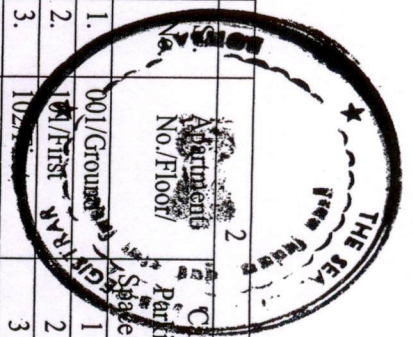




Annexure "C"

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

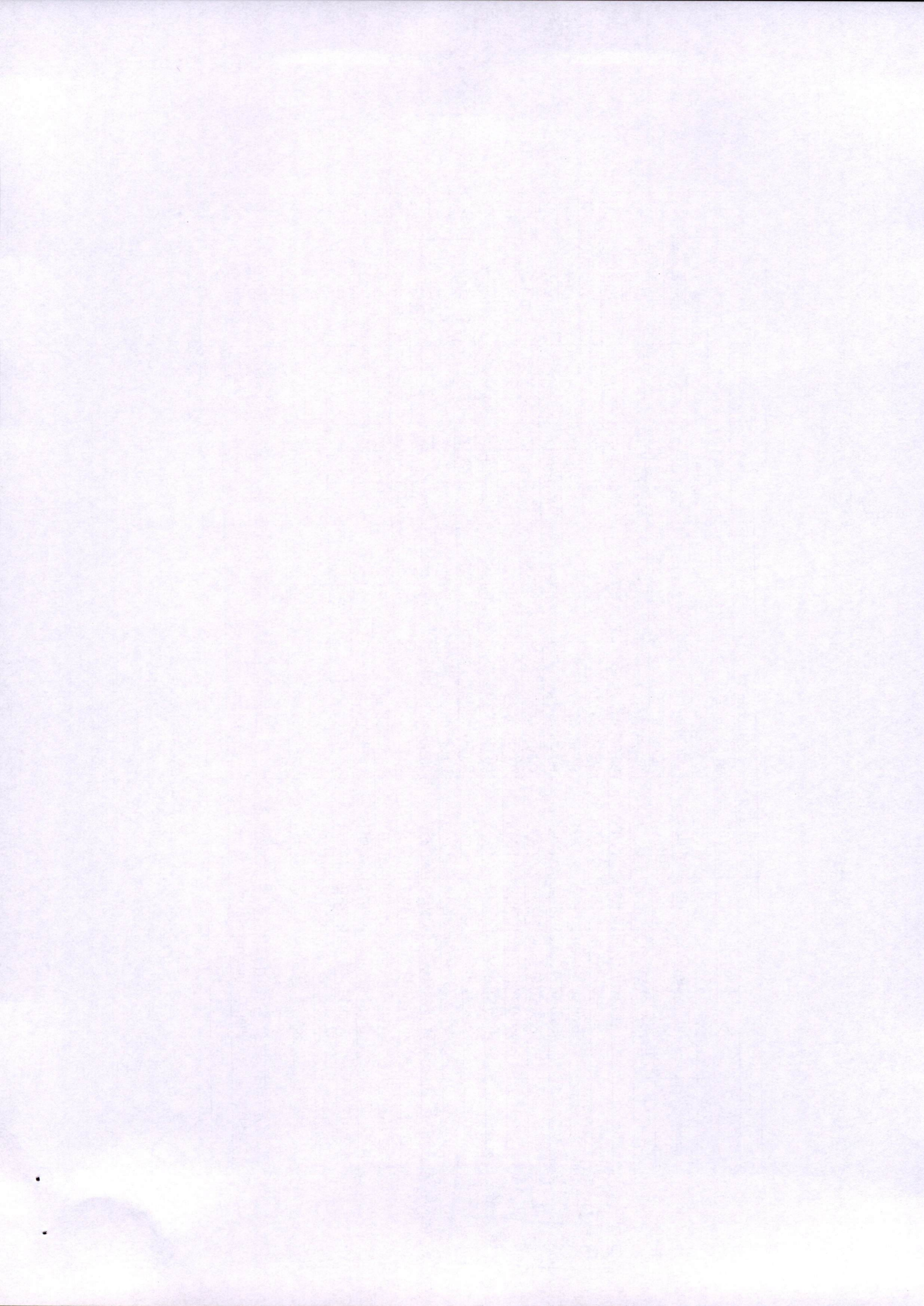
1.	2	3	4	5	6	7	8
Apartment No./Floor/Space No.	Cr Parking Space No.	Date of Agreement	Name of Purchaser	Purchase Price in Rupees	Stamp duty paid in Rupees	Registered under Serial No. & Date	Remarks
001/Group	1	11-12-1998	NSEIL	73,99,456.45	5,50,750	BBE/5156/98 of 14-12-98	Note I
101/First	2	11-12-1998	NSEIL	65,43,440.45	4,82,270	BBE/5157/98 of 14-12-98	Note II & V
102/First	3	11-12-1998	NSEIL	65,36,321.75	4,81,670	BBE/5155/98 of 14-12-98	Note III & V
103/First	-	11-12-1998	NSEIL	65,43,440.45	4,82,270	BBE/5154/98 of 14-12-98	Note IV & V
201/Second	4	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE-3172/95 of 22-09-95	Note VI
202/Second	5	09-09-1998	NSEIL	49,16,379.60	3,52,070	BBE/3752/98 of 09-09-98	-
203/Second	-	04-02-2002	John Esperance	4,25,500.00	8,750	BBE-2-576/2002 of 6-2-2002	-
301/Third	6	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE-3168/95 of 22-09-95	-
302/Third	7	21-09-1995	NSEIL	70,56,415.00	5,29,266	BBE/3179/95 of 22-09-95	-
303/Third	-	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE/3175/95 of 22-09-95	-
401/Fourth	-	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE/3176/95 of 22-09-95	-
402/Fourth	-	21-09-1995	NSEIL	70,56,415.00	5,29,266	BBE/3169/95 of 22-09-95	-
403/Fourth	-	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE/3170/95 of 22-09-95	-
501/Fifth	-	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE/3177/95 of 22-09-95	-
502/Fifth	-	21-09-1995	NSEIL	70,56,415.00	5,29,266	BBE/3174/95 of 22-09-95	-
503/Fifth	-	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE/3180/95 of 22-09-95	-
601/Sixth	-	21-09-1995	NSEIL	1,03,08,550.00	7,89,434	BBE/3178/95 of 22-09-95	-
602/Sixth	-	21-09-1995	NSEIL	1,03,08,550.00	7,89,434	BBE/3171/95 of 22-09-95	-
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
702/Seventh	-	21-09-1995	NSEIL	70,56,415.00	5,29,266	BBE/3173/95 of 22-09-95	Note VIII
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
9560/95/22

Blue

K



2002
 9/22/93/22
 2-2

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 :-

Flat No.101	136.43
Flat No.102	136.43
	272.86

Built-up Area in sq. meters



Note - VI

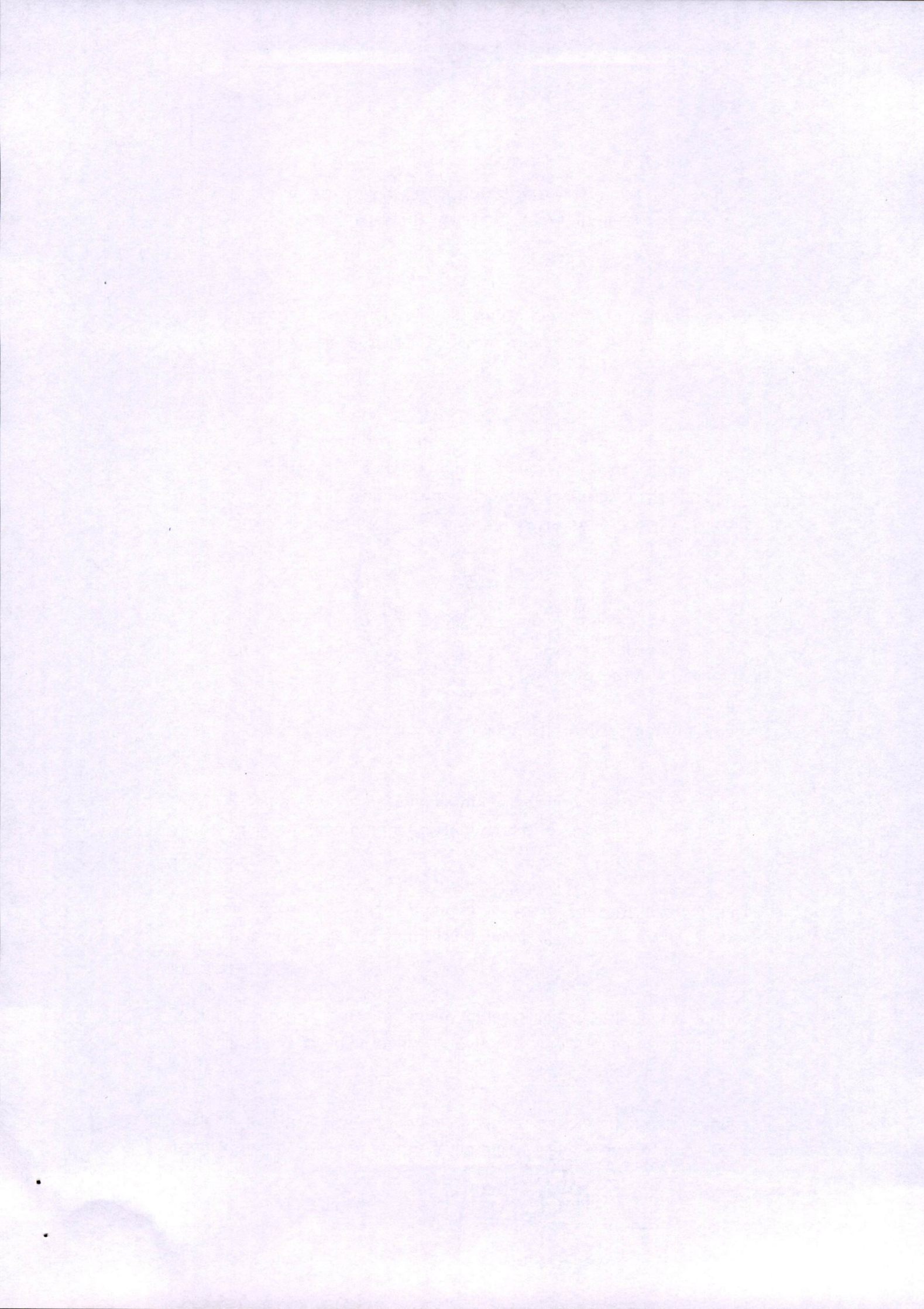
As rectified by Deed of Rectification dated 19th June, 1997 registered with the Sub-Registrar of Mumbai under another Serial No. BBE/2206/97 of 19th June, 1997 as further rectified under Deed of Rectification dated 19th June, 1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE/2207/97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



ANNEXURE-D

बृहन्मुंबई महानगर पालिका
कार्यकारी अभियंता
ईमारत प्रस्ताव (अदर) III कायदा
'ई' विभाग कार्यालय ई. १
तिलारा मजला, गंधी हाकीजु. मार्ग,
मायखळा, मुंबई-४००००८

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/8108/GN/A of 07-06-01

To,

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



TRUE COPY

PRAMOD GUPTA
ARCHITECT
98/96/22
2002

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

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

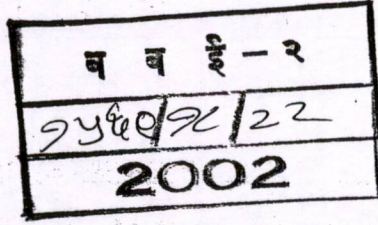
Sir,

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 F.S.I. 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.

Yours faithfully,

sd/-

Dy. Chief Engineer
Building Proposals (City).

Acc.: A set of plan.

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

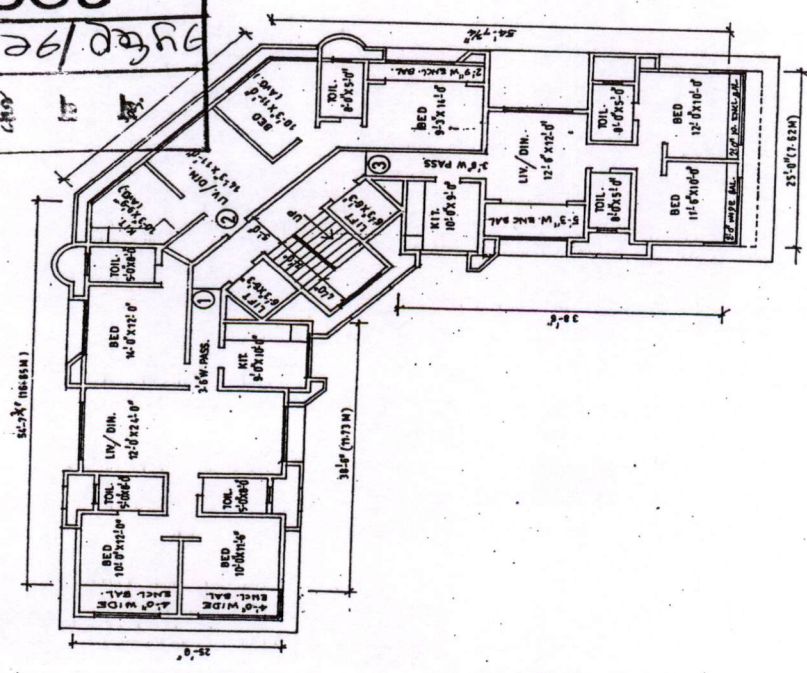
Copy to :- 1) M/s. Suraj Estates Developers Pvt.Ltd.
✓ Flat No.15, B/Wing, 3rd floor,
Mahim Mata Building,
Mari Nagar Colony,
Mahim (W), Mumbai-400 016.

- 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.).

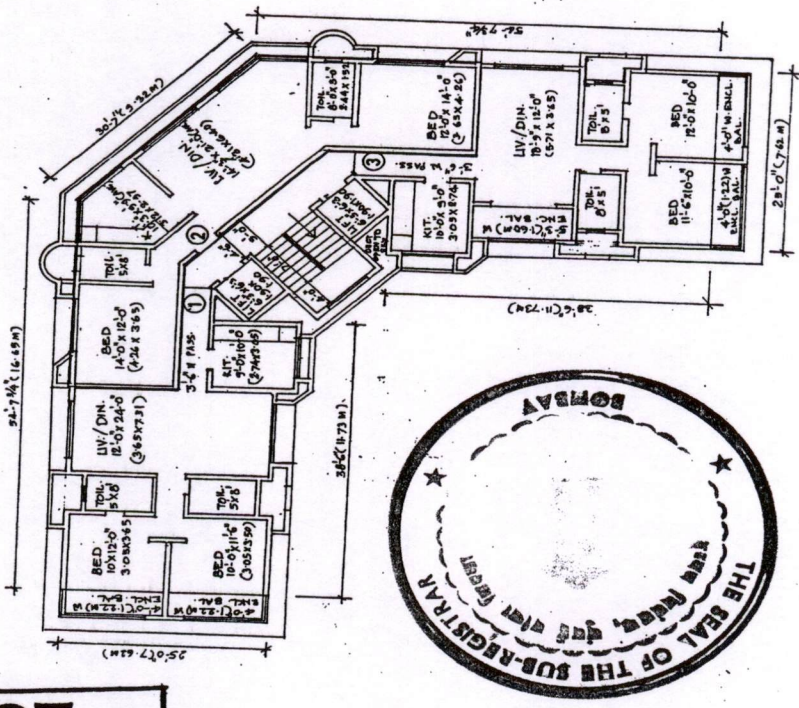
sd/-
7/6/01
Dy. Chief Engineer
Building Proposals (City).



2002
9560/92/22
1st
1st



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



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



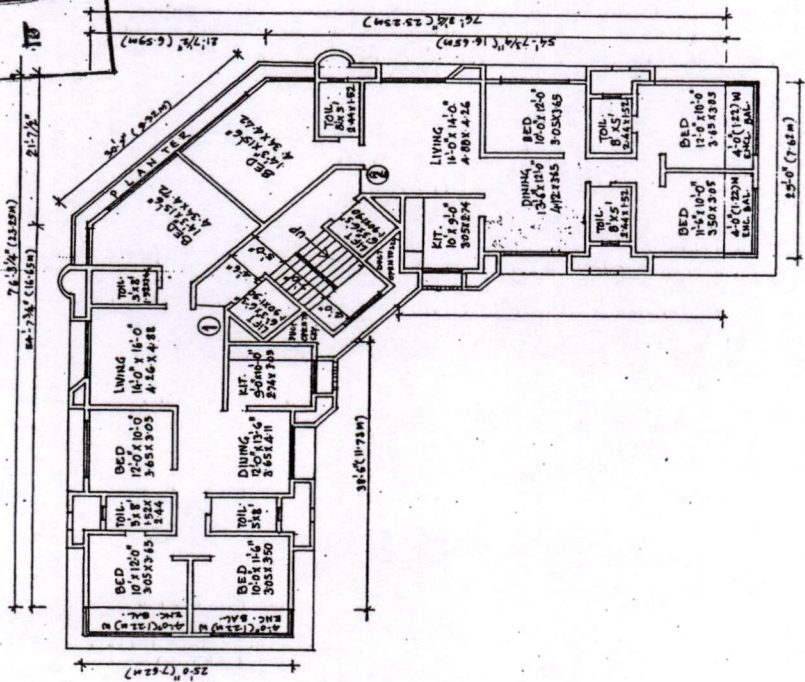
NEAT HOUSE NEEL
STATEMENT OF BUILT UP AND SUPER BUILT UP AREAS

FLOOR	FLAT NO.	BUILT UP AREA (SQ.M)	SUPER B.U. AREA (SQ.M)
2ND FL.	201	111.73	104.81
	202	80.20	94.08
	203	76.51	90.32
3RD FL.	301	90.99	106.76
	302	90.99	106.83
4TH FL.	401	90.99	106.84
	402	90.99	106.84
5TH FL.	501	90.99	106.84
	502	90.99	106.84

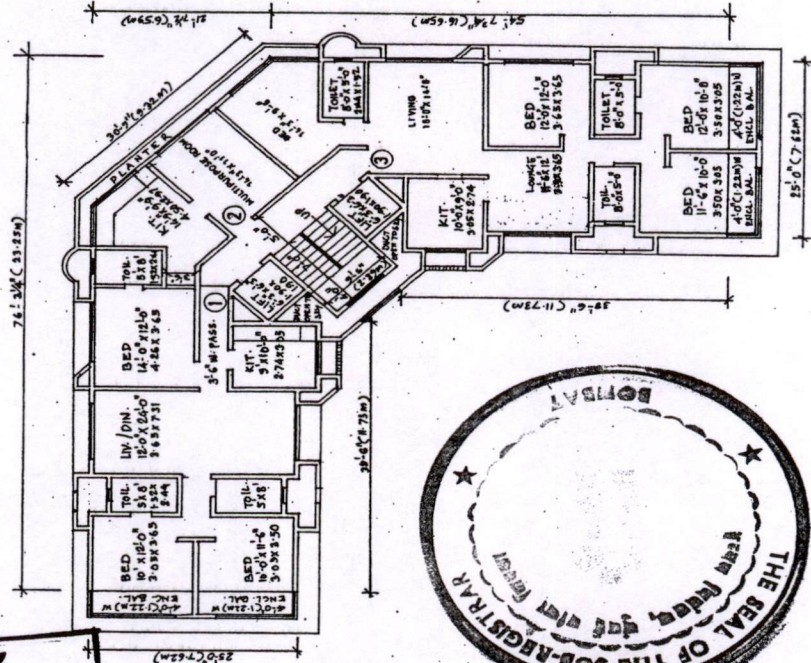
TYPICAL FLOOR PLAN (3RD, 4TH & 5TH)
FOR NEAT HOUSE AT F.P.NO. 766,
COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.
MARIN MATI BLDG. MARIY NAGAR,
MUMBAI-400016.

2002
 946028/22
 21
 2002



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



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

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

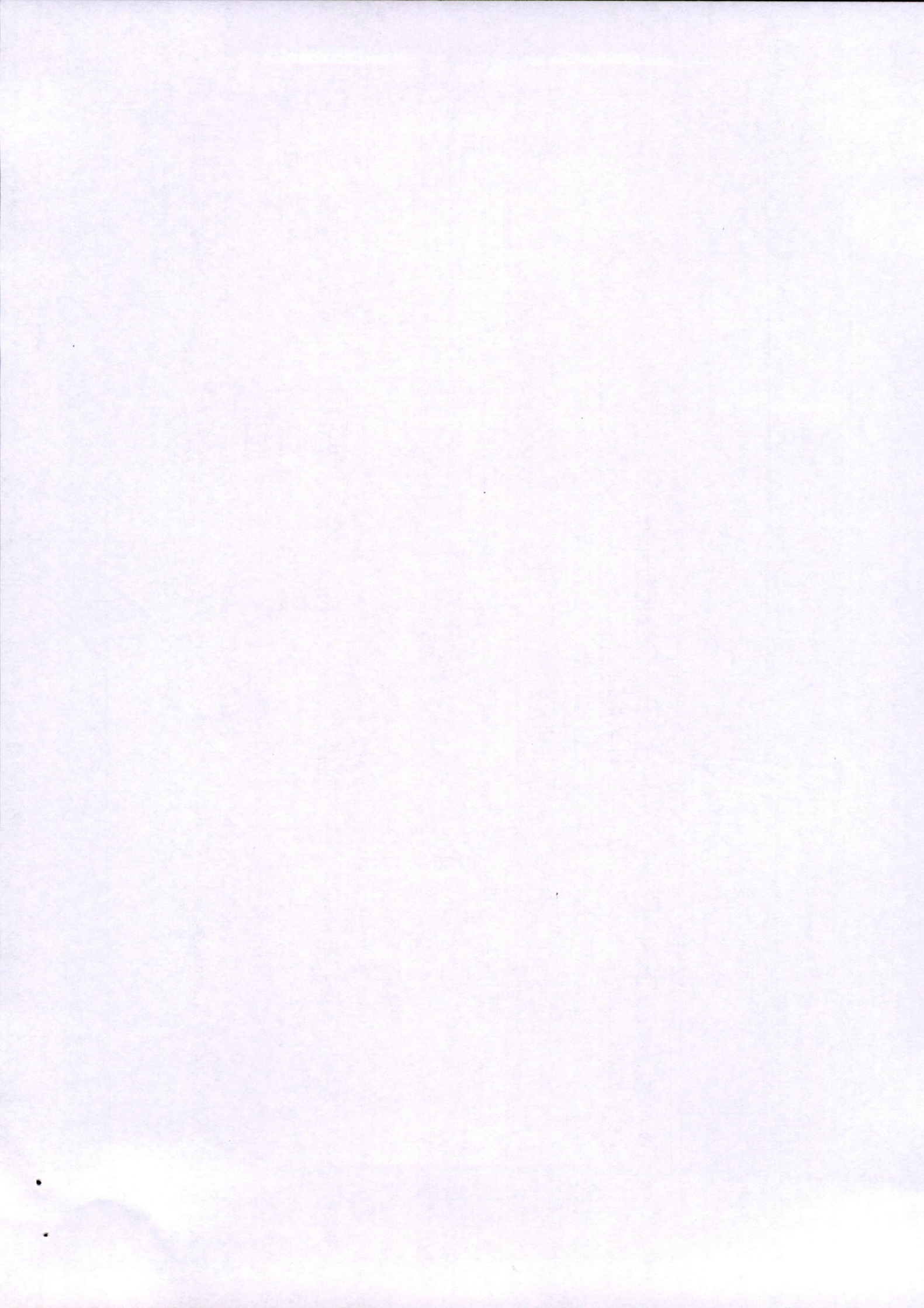
FLOOR	FLOOR NO.	B.U. AREA (IN SQ.M)	SUPER B U AREA IN SQ.MT.
6TH FL.	601	1335.87	158.45
	602	1135.87	158.45
7TH FL.	701	1131.27	132.87
	702	28.70	31.09
	703	127.70	180.93

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

M/S. SURAJ ESTATE DEVELOPERS
 PVT. LTD.

MAHIM NATA BLDG HARRY NAGAR
 MAHIM MUMBAI-400016







2002
१५/००/२१/२२
३ - २

	 936 - 2491		सही	निम्न कौन्सेल बादा नं 50	2	सुल इस्टेट डे मा नि तर्क बांमबा राजन
	 936 - 2490		सही B. M. M. M. M.	एकसंबल व्हाडा बादा नं 51	1	संबल स्टॉक एक्सचेंज ऑफ डे नि तर्क मुंभई मिस्त्री

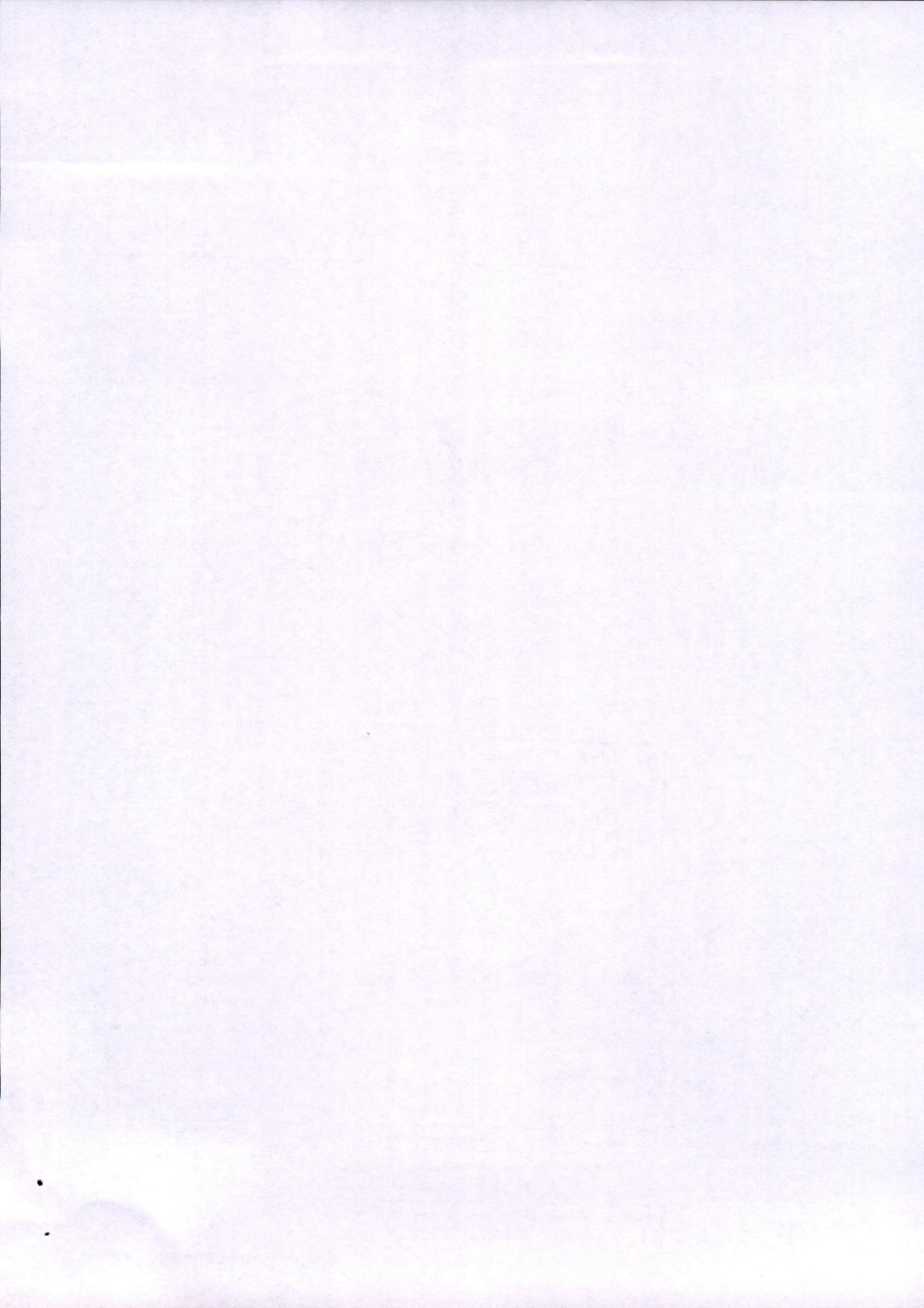
अनु क्र. पक्षकारांची नाव
 पक्षकाराचा प्रकार
 उपाधिक
 आग्याचा वसा

दस्तावेज क्रमांक : 1569/2002
 दस्तावेज प्रकार : Apartment Deed

दस्तावेज नोंदवारी भाग-1

05/04/2002 7:23:00 pm







दिनांक 05/04/2002
 प्रमाणित किया जाता है कि
 उपरोक्त प्रमाणित किया गया है
 दिनांक 05/04/2002

2002
 95/04/22
 2-2

आंख :
 खाली रहम अथ निवेदन करतान की, ते दरख्त करन देणा-यांना व्यक्तीया: ओळखतात, व
 खाली ओळख पटवतात.
 1) निव कदम, फोटो 1
 2) परग साधत, वरीलप्रमाण
 उ. निवधकाची सही
 मुबई शहर 2 (वरळी)

उ. निवधकाची सही, मुबई शहर 2 (वरळी)

दरख्त करन देणार तयाकशीत [अणदरत जी] दरख्त करन दिव्या कडल करतान.

दरत नीद केव्याया दिनांक : 05/04/2002 07:22 PM

दरताया प्रकार : 25) अणदरत जी
 दिवका क्र. 1 वी वळ : (सादरीकरणा) 05/04/2002 07:19 PM
 दिवका क्र. 2 वी वळ : (फो) 05/04/2002 07:21 PM
 दिवका क्र. 3 वी वळ : (कडली) 05/04/2002 07:22 PM
 दिवका क्र. 4 वी वळ : (आंख) 05/04/2002 07:22 PM

दरत ह्वर केव्याया दिनांक : 05/04/2002 07:19 PM

दिनांक 05/04/2002

दिनांक: 05/04/2002

पावती क्र.: 915
 दिनांक: 05/04/2002
 पावतीचे वर्ण
 नाव: नेशनल स्टॉक एक्सचेंज ऑफ इंडिया लिमिटेड
 निरती

100 : नोंदणी फी
 440 : नकल (अ. 11(1)), प्रतिकांनाची नकल
 (अ. 11(2)),
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी
 540: एकूण

दरत गणवारा याग - 2



Deed of Apartment of Apartment No.302 and
Car Parking Space No.7 in Neat House,
College Gully, Dadar, Mumbai 400 028.

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

Suraj Estate Developers
Pvt. Ltd. .. Developers
And

DATED THIS 5th DAY OF MARCH, 2002

Scanning OK
११/३/१५.६९/२००२