

THIS INDENTURE made at Mumbai on this 5 day of March 2002

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.

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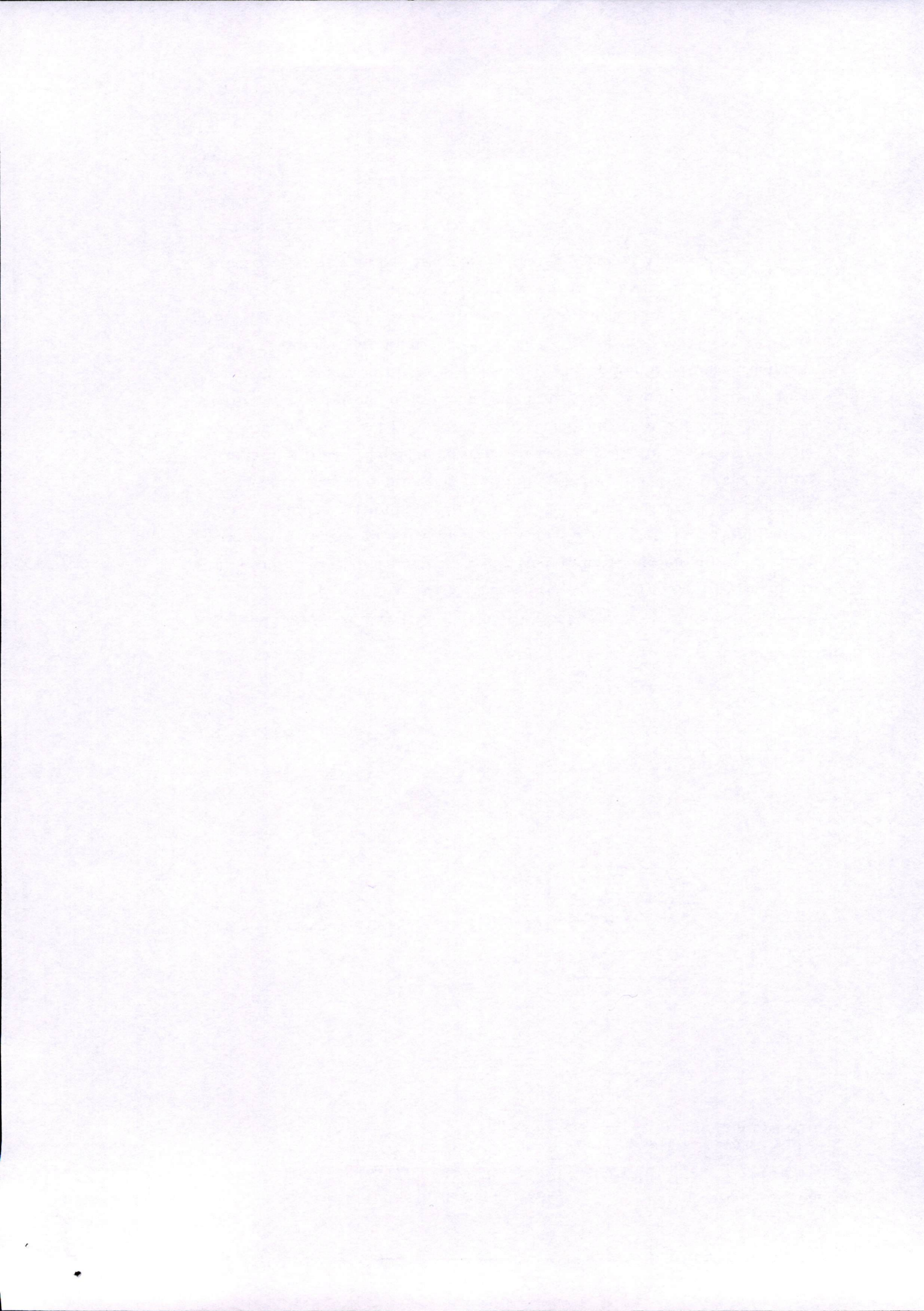
GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023
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Pursuant to the said Development Agreement dated 23rd December, 1993, the Developers have demolished all the buildings and structures which were previously standing on the said property and constructed on the portion described in the Second

(4)

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.

(3)

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.

(2)

to as the said property.

hereto annexed and marked Annexure "A" and hereinafter referred shown surrounded by a ~~red~~ ^{black} 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 Scheme No. IV, Mahim area admeasuring about 1958 square yards equivalent to 1637.14 square metres situate at College Gully, to the property bearing Final Plot No. 766 of Town Planning seized and possessed of and otherwise well and sufficiently entitled Catherine Lobo, (8) Maxwel Pereira and (9) Malcolm Pereira were Alias Ronald Mathias Fernandes, (6) Thomas Pereira, (7) Melanie John Valentine Esperance, (4) Lorraine Fernandes, (5) Ronnie (1) Teresa Bonnie Fernandes, (2) Thomas Valentine Esperance, (3)

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WHEREAS :

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Schedule hereunder written of the said property described in the First Schedule hereunder written a building consisting of part

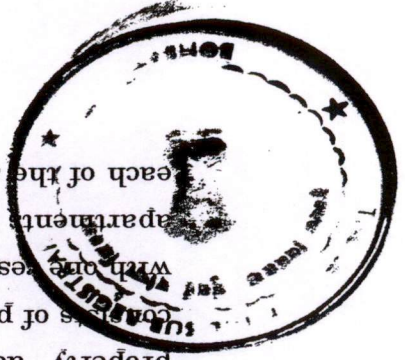
ground floor and part still and seven upper floors, with one residential apartment on the ground floor and two residential apartments on the first floor and three residential apartments on each of the second, third, fourth, fifth and seventh floors and two residential apartments on the sixth floor making a total of twenty apartments and seven car parking spaces under still of the said building (including one provided in place of Society Office/Post 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 still and seven upper floors and Wing "B" with still 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.

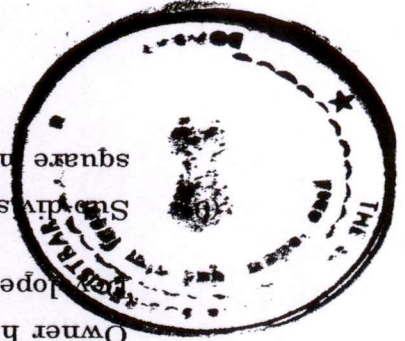
(6) The building constructed by the Developers on the portion described in the Second Schedule hereunder written of the said property described in the First Schedule hereunder written consists of part ground floor and part still and seven upper floors, with one residential apartment on the ground floor, 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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Developers and received possession of the said Apartment No.601. Owner has paid the full purchase price of Rs.1,03,08,550/- to the

the terms and conditions mentioned therein and the Apartment the Apartment Owner for the price of Rs.1,03,08,550/- and upon property described in the Second Schedule hereunder written to No.601 on the sixth floor of the building constructed on the said 1995 on ~~22-9-95~~ the Developers have agreed to sell Apartment the Sub-Registrar of Mumbai under Serial No.BBE/3178/95 of duty of Rs.7,89,434/- has been paid and which is registered with between the Developers and the Apartment Owner on which stamp Under Agreement for Sale dated 21st September, 1995 executed

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(8)

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 still 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

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(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 Schedule hereunder written are annexed hereto and marked by the Developers on the said property described in the Second hereunder written. The floor plans of the said building constructed hereunder written. The floor plans of the said building constructed 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 still of the said

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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 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~~ ^{green} line is hereto annexed and marked

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Annexure 'D'

Annexure 'D'

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(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 nne Lyra Fernandes as his only heirs according to Indian Succession Act, 1925 by which he was governed.

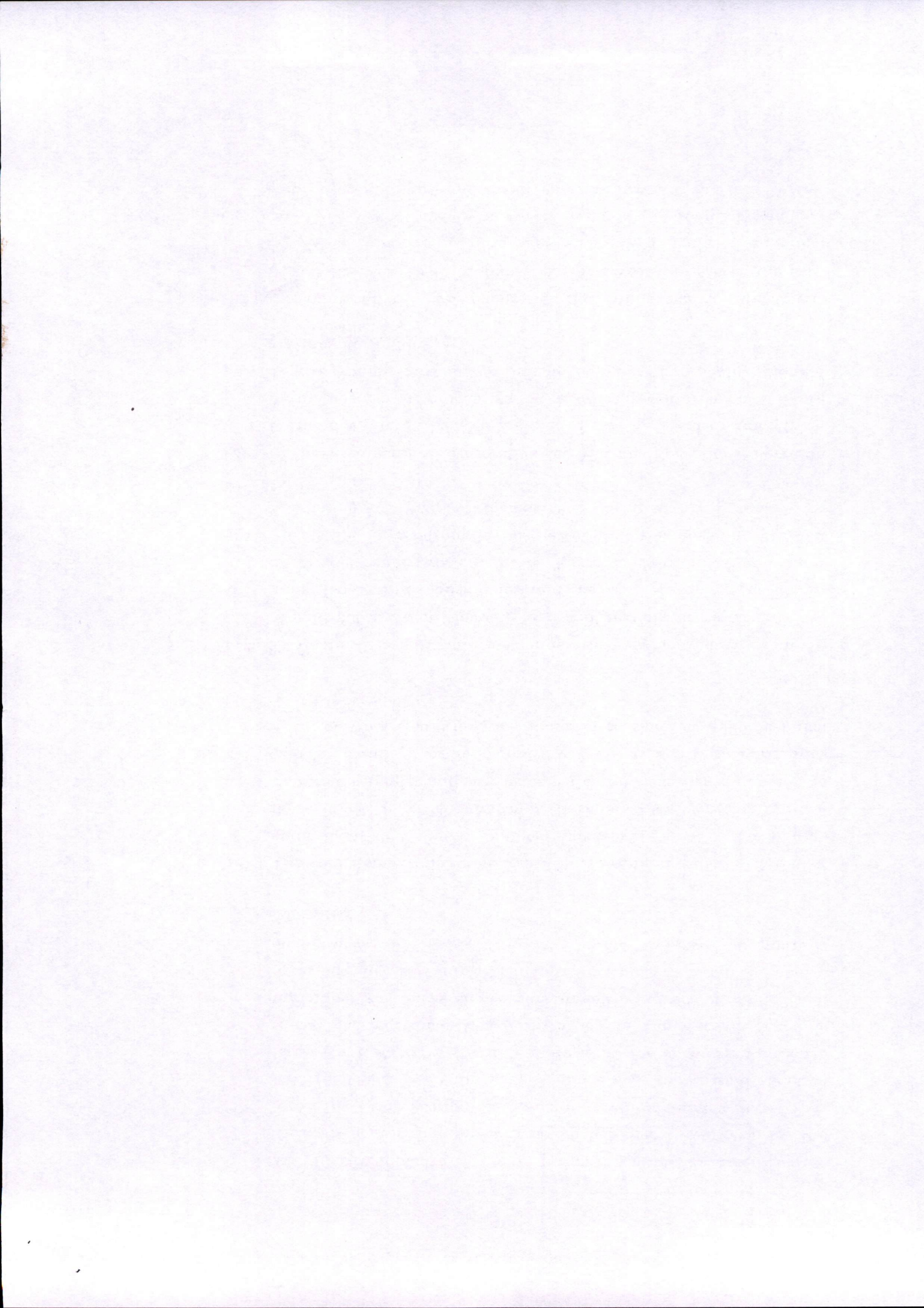
(11) The said Teresa Bonnie Fernandes died at Goa on or about 1st March, 2002 without leaving any Will, leaving her husband Jose alias Joe Mathias Fernandes and her sole surviving son Robin Fernandes and two daughters Lorraine Fernandes and Lyra Viegas nne Lyra Fernandes as her only heirs according to Indian Succession Act, 1925 by which she was governed.

(12) In the circumstances, Jose alias Joe Mathias Fernandes, Lorraine Fernandes and Lyra Viegas nne 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 Jose alias Joe Mathias Fernandes (ii) Lorraine Fernandes, (iii) Lyra Viegas nne Lyra Fernandes and (iv) Robin Fernandes being the only heirs and legal representatives of the late Teresa



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NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.1,03,08,550/- (Rupees One Crore Three Lakhs Eight Thousand Five Hundred and Fifty only) Developers (the receipt whereof the Developers do hereby admit and acknowledge and of and from the same and every part thereof doth hereby grant, 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.601 on

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.601 on the Sixth floor of the building constructed on the property described in the Second Schedule hereunder written for the consideration of Rs.1,03,08,550/- 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.1,03,08,550/- and the Apartment Owner has called upon the Developers to execute the Deed of Apartment of Apartment No.601 on the Sixth floor 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.

Bonnie Fernandes and the late Bonnie 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 28/2/2002/ 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. BR E-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.

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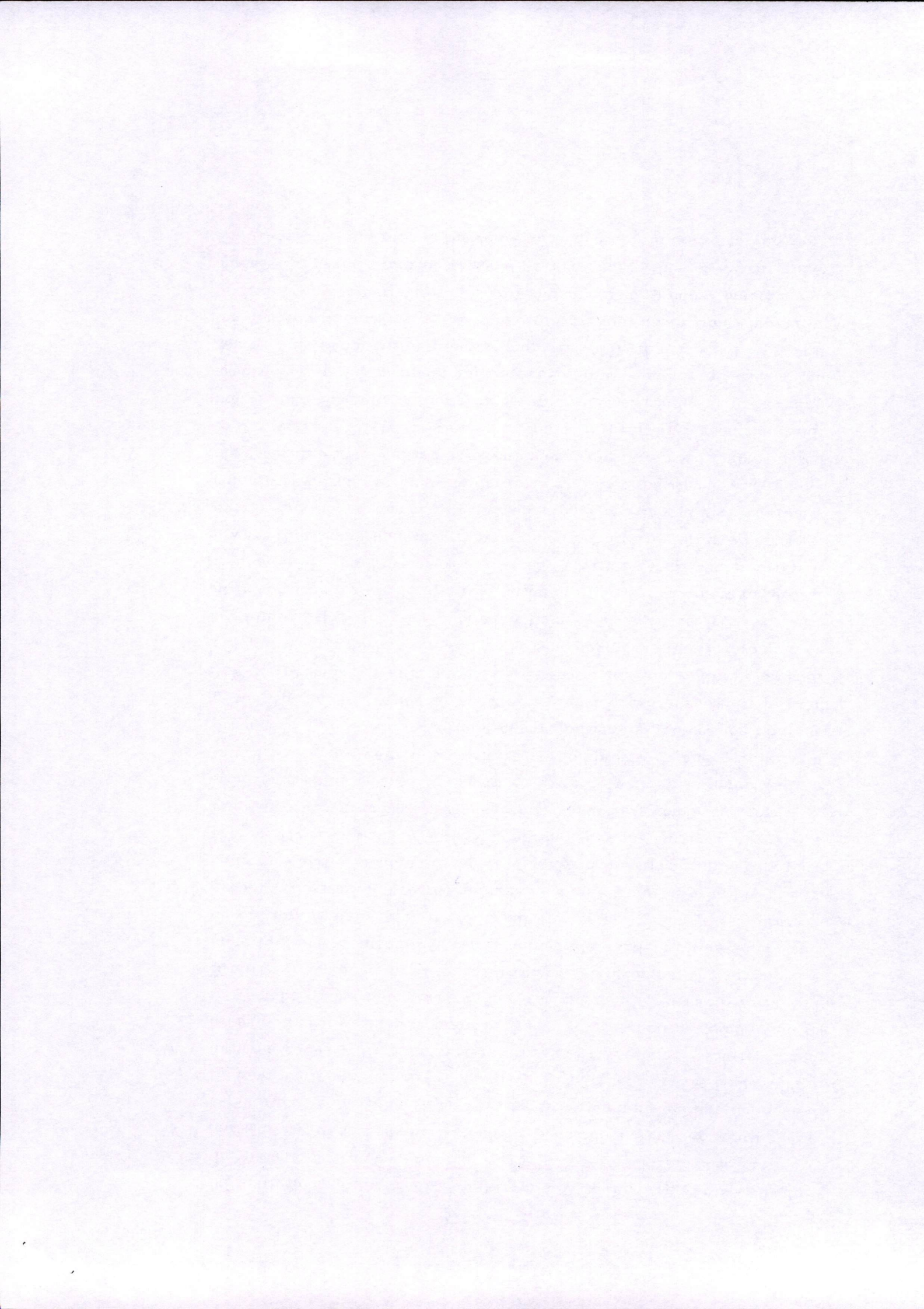
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the sixth floor of the said building standing on the property described in the Second Schedule hereunder and which apartment is more particularly described in the Fourth Schedule hereunder written and which Apartment is shown on Plan No. H hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH undivided 6.41% (Six Point Four One Percent) 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 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 peacefully 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

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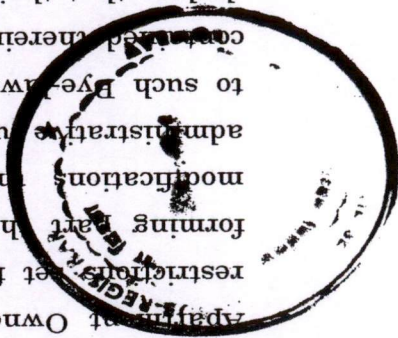


own use and benefit without any suit, action, interruption, claim and demand whatsoever from or by the Developers or any person claiming through or under them or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and absolutely 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 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 By-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 By-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 AAA CS 8375 H and the Apartment Owner hereby declare that their Permanent Account No. is —

(K)

BRACN1797L. B.M.

(Signature)



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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

THE SECOND SCHEDULE HEREINAFOVE REFERRED TO :-

hereto annexed and marked Annexure 'A', and shown surrounded by black coloured boundary line on the plan and on the West by property bearing Final Plot No.763

on the East by 9.15 metre wide Road

on the South by 4.57 metre wide Road

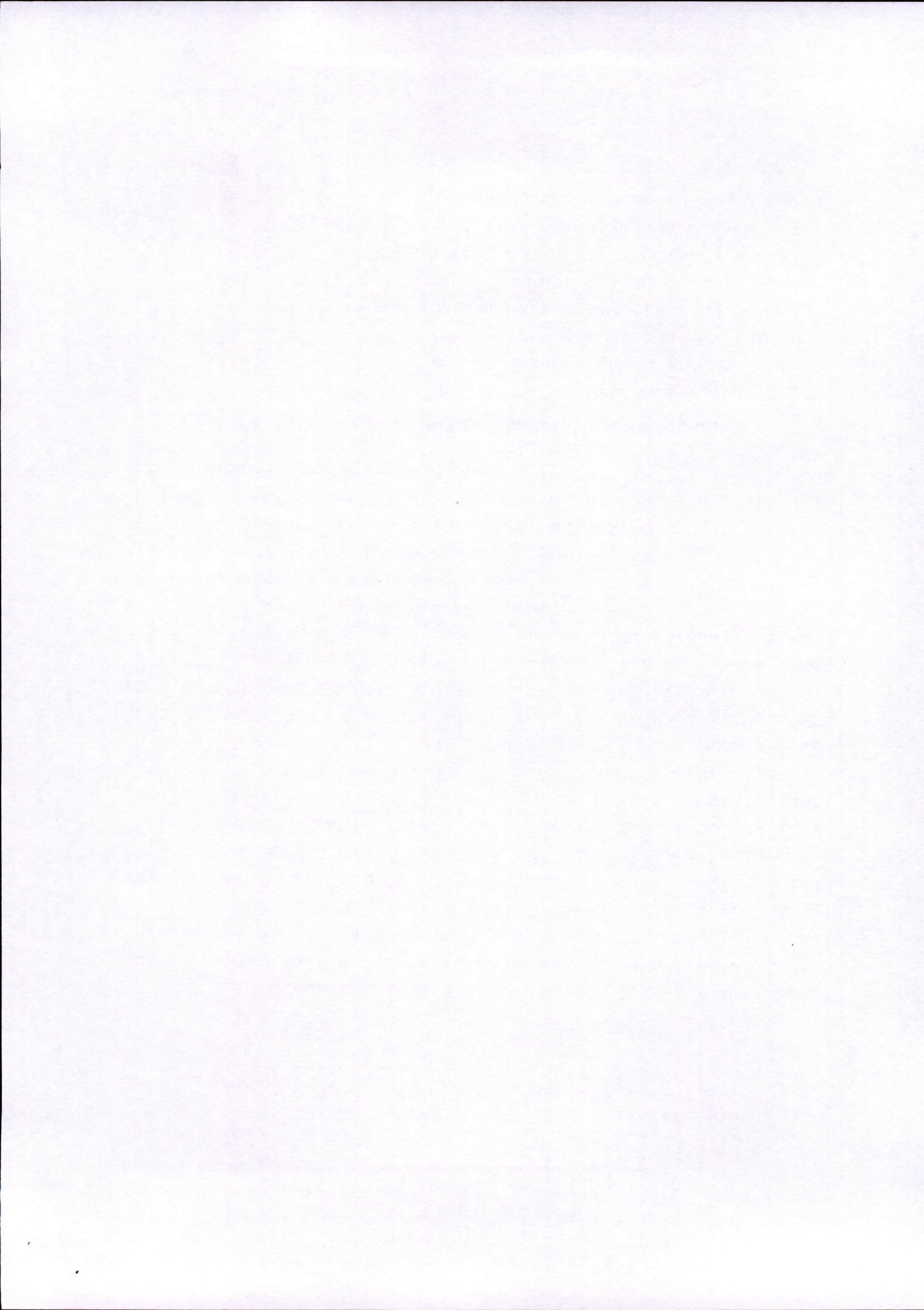
the North by property bearing Final Plot No.765

Joining Gokhale road (North) and Cadell Road, Mumbai and bounded on 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, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. (part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), Mumbai City and Mumbai Suburban bearing Cadastral Survey No.103 No.IV (Mahim Area) in the registration District and Sub-District of bearing Final Plot No.766 of Town Planning Scheme of Bombay City Gokhale Road (North) and Cadell Road, Mahim Division, Bombay and thereon situate lying and being at College gully and at the road joining Tax Tenure with the messuages, tenements and structures standing yards equivalent to 1637.14 square metres, or thereabouts of Pension and

THE FIRST SCHEDULE HEREINAFOVE REFERRED TO :-

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

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R. B. B.

Plot B and shown surrounded by blue 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 on the South by 4.57 metre wide Road on the North by property bearing Final Plot No.766-A

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, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. (part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), Mumbai City and Mumbai Suburban bearing Cadastral Survey No.103 No.IV (Mahim Area) in the registration District and Sub-District of bearing Final Plot No.766-B of Town Planning Scheme of Bombay City Gokhale Road (North) and Cadell Road, Mahim Division, Bombay and thereon situate lying and being at College gully and at the road joining Tax Tenure with the messuages, tenements and structures standing yards equivalent to 616.63 square metres, or thereabouts of Pension and All that piece or parcel of land or ground admeasuring 737.51 square

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

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 and 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'.

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, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. (part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1),

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

National Stock Exchange of India Ltd.
 Authorised Signatory
 B. U. Nair

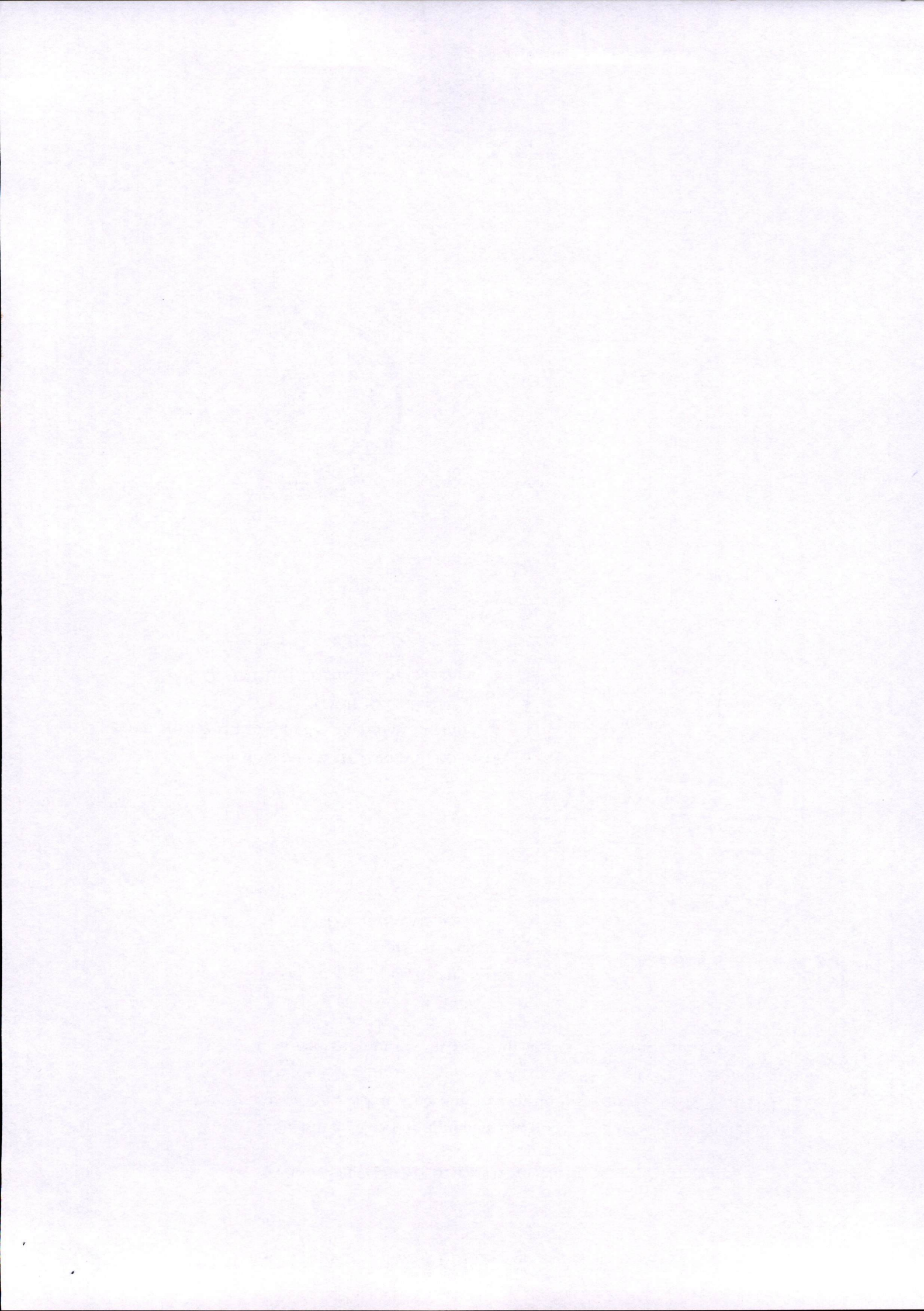
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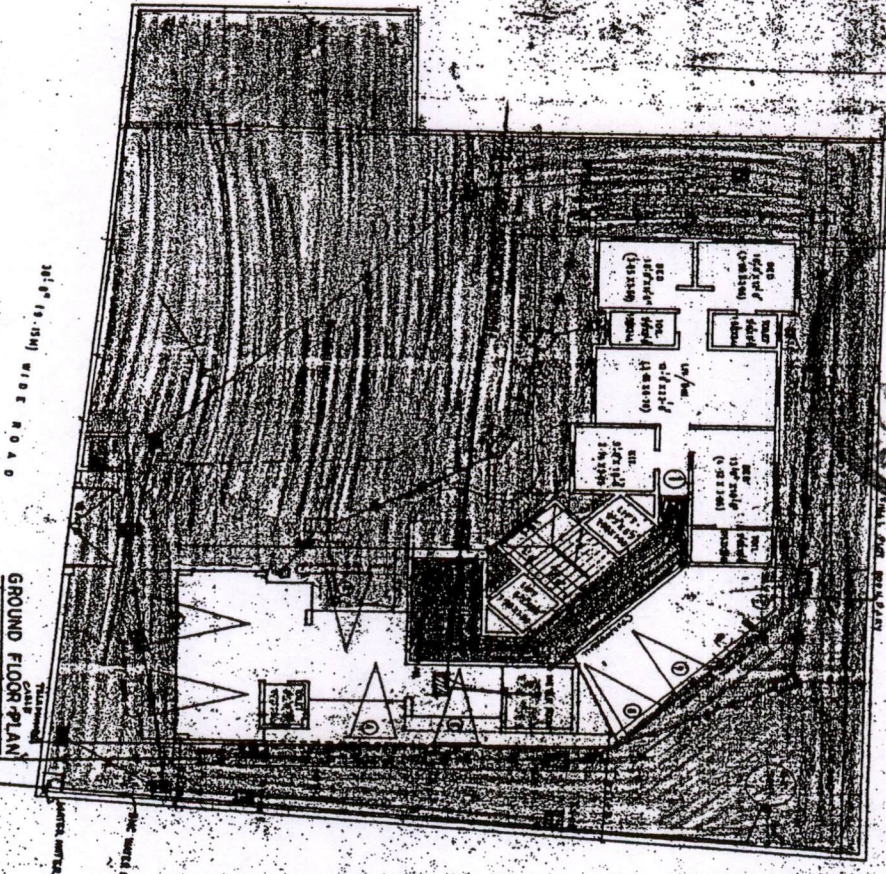
Signed Survey Estate Developers Pvt. Ltd.
 Thomas Rajan
 Managing Director

SIGNED SEALED AND DELIVERED by the
 () withnamed Developers SURAJ
 ESTATE DEVELOPERS PVT. LTD.
 in the presence of
 C. L. SHAH

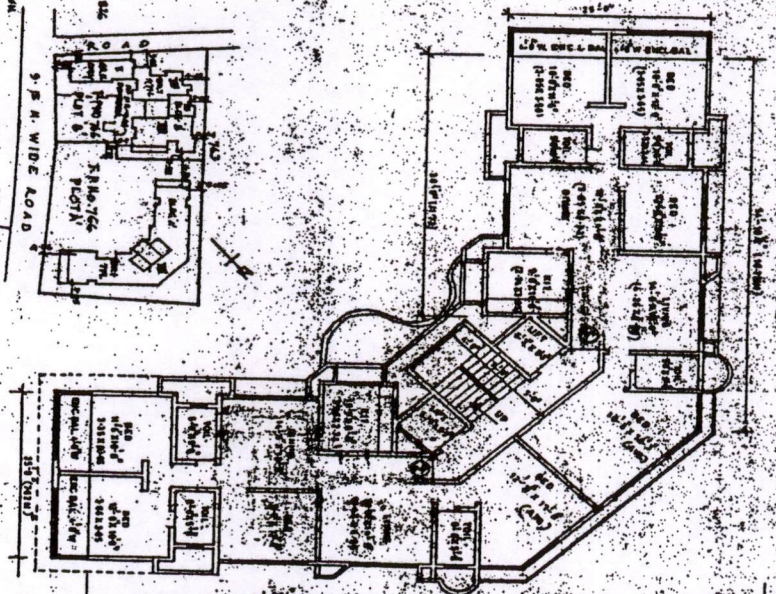
Apartment No.601 admeasuring about 135.07 square meters built-up area on the sixth floor of the building known as NEAT HOUSE constructed on the property described in the Second Schedule hereunder Annexure 'B' hereto here to annexed.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

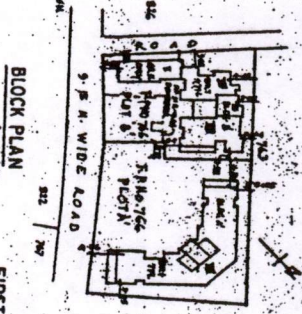




GROUND FLOOR PLAN
SCALE: 1/4"



FIRST FLOOR PLAN
SCALE: 1/4"



BLOCK PLAN
SCALE: 1/200



LOCATION PLAN
SCALE: 1/200

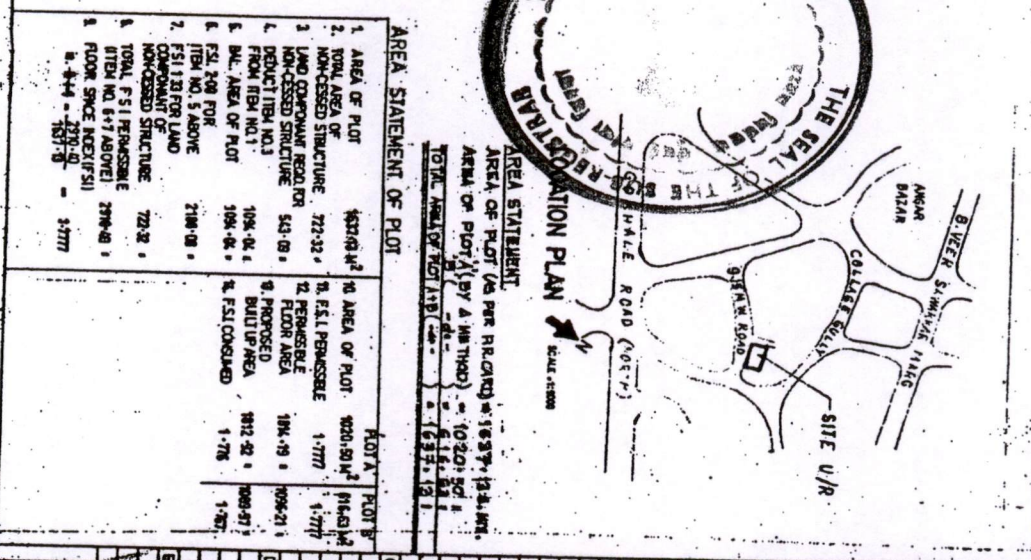
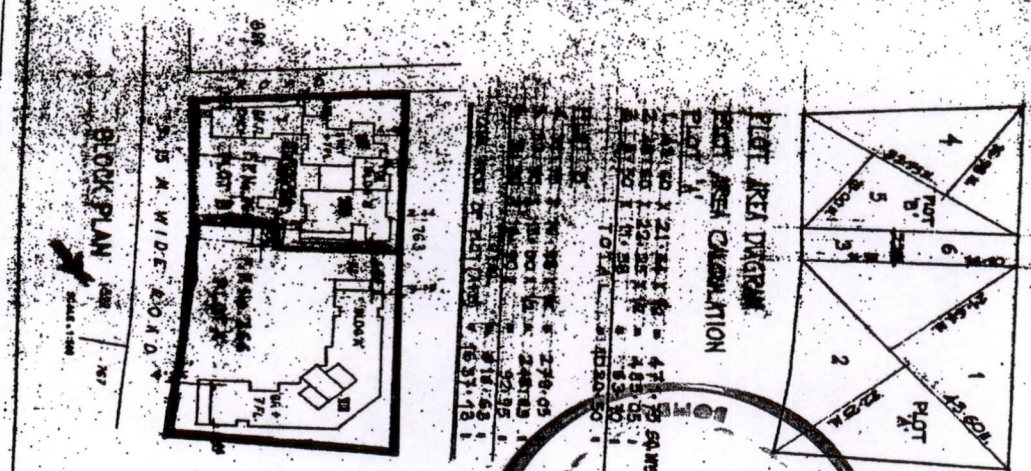
MEASUREMENT OF BUILD UP AND OPEN BUILD UP AREAS

FLOOR	Floor No.	Net Area (in sq. m)	Open Area (in sq. m)
GROUND	001	102.00	102.00
FIRST FL.	010	115.00	115.00
TOTAL		217.00	217.00

TOTAL FLOOR AREA: 217.00 sq. m.
 GROUND FLOOR AREA: 102.00 sq. m.
 FIRST FLOOR AREA: 115.00 sq. m.
 TOTAL FLOOR AREA: 217.00 sq. m.
 TOTAL FLOOR AREA: 217.00 sq. m.

2002
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 MS. SURAJ ESTATE DEVELOPERS
 PVT. LTD.
 MAIN SURAJ ESTATE,
 COLLEGE LANE DADAR (WEST)

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AREA STATEMENT

AREA OF PLOT (by 4.187102) = 10,201.50 sq. m.
 TOTAL AREA OF PLOT (by 4.187102) = 10,201.50 sq. m.

NO.	DESCRIPTION	AREA (sq. m.)
1.	TOTAL AREA OF PLOT	10,201.50
2.	NON-CESSARY STRUCTURE	722.32
3.	LAND COMPANION MEASURE	543.09
4.	REDUCTIBLE NO. 1	108.00
5.	REDUCTIBLE NO. 2	108.00
6.	REDUCTIBLE NO. 3	108.00
7.	REDUCTIBLE NO. 4	108.00
8.	REDUCTIBLE NO. 5	108.00
9.	REDUCTIBLE NO. 6	108.00
10.	REDUCTIBLE NO. 7	108.00
11.	REDUCTIBLE NO. 8	108.00
12.	REDUCTIBLE NO. 9	108.00
13.	REDUCTIBLE NO. 10	108.00
14.	REDUCTIBLE NO. 11	108.00
15.	REDUCTIBLE NO. 12	108.00
16.	REDUCTIBLE NO. 13	108.00
17.	REDUCTIBLE NO. 14	108.00
18.	REDUCTIBLE NO. 15	108.00
19.	REDUCTIBLE NO. 16	108.00
20.	REDUCTIBLE NO. 17	108.00
21.	REDUCTIBLE NO. 18	108.00
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52.	REDUCTIBLE NO. 49	108.00
53.	REDUCTIBLE NO. 50	108.00
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86.	REDUCTIBLE NO. 83	108.00
87.	REDUCTIBLE NO. 84	108.00
88.	REDUCTIBLE NO. 85	108.00
89.	REDUCTIBLE NO. 86	108.00
90.	REDUCTIBLE NO. 87	108.00
91.	REDUCTIBLE NO. 88	108.00
92.	REDUCTIBLE NO. 89	108.00
93.	REDUCTIBLE NO. 90	108.00
94.	REDUCTIBLE NO. 91	108.00
95.	REDUCTIBLE NO. 92	108.00
96.	REDUCTIBLE NO. 93	108.00
97.	REDUCTIBLE NO. 94	108.00
98.	REDUCTIBLE NO. 95	108.00
99.	REDUCTIBLE NO. 96	108.00
100.	REDUCTIBLE NO. 97	108.00
101.	REDUCTIBLE NO. 98	108.00
102.	REDUCTIBLE NO. 99	108.00
103.	REDUCTIBLE NO. 100	108.00

PROFORMA - A

AREA STATEMENT

AREA OF PLOT (by 4.187102) = 10,201.50 sq. m.
 TOTAL AREA OF PLOT (by 4.187102) = 10,201.50 sq. m.

PROFORMA - B

CONTENTS OF SHEET

RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

NO ADDITIONAL F.S.I. (F.S.I. ONLY) ALLOWED ON ANY OF THE SITES. DISCREPANCY TO BE CORRECTED IMMEDIATELY ON FUTURE.

APPROVED: [Signature] for the Engineer/Supervisor/Building Inspector.

DATE: [Date]

REV: [Revision]

CENTRICATE OF AREA

DESCRIPTION OF PROPOSAL AND PROPERTY

NAME OF OWNER

MA. STATE ESTATE DEVELOPERS PVT. LTD.

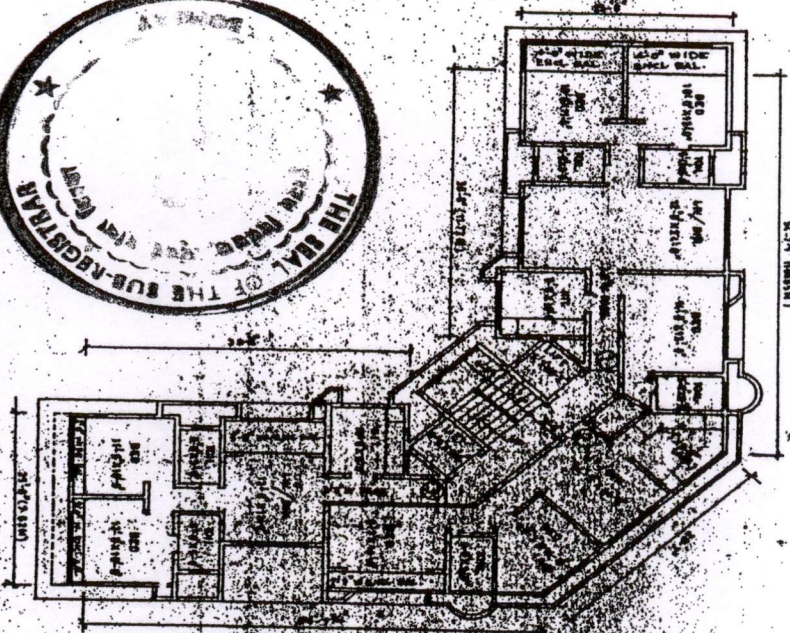
FRANCO GIULTE

APPROVED & AUTHORIZED SIGNATURE

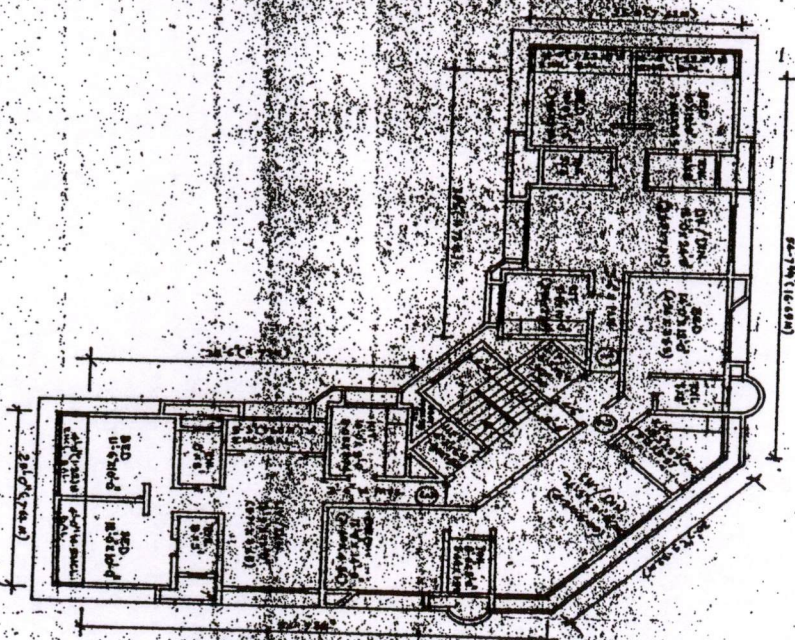
501, JAYALAKSHMI BUILDING, MAHARAJA ROAD, CHENNAI - 600 002



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



2002
93/02/95/22
M/S
M/S

M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.
SALUBH WARD, 24A, PUNE ROAD,
PUNE - 411 004, INDIA

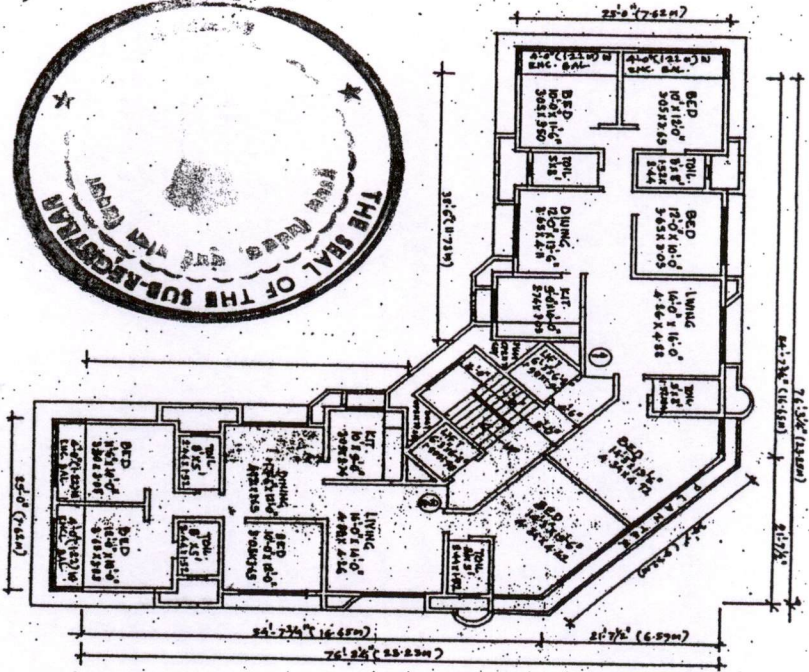
TYPICAL FLOOR PLAN (3RD, 4TH & 5TH)
FOR NEAT HOUSE AT PANDOLSE
COLLEGE LANE DADAR (WEST)

FLIGHT	FLOOR NO.	BUILT UP AREA (SQ. FT.)	SUPER AREA (SQ. FT.)
1ST	1	21.23	21.23
2ND	2	18.28	18.28
3RD	3	18.51	18.51
4TH	4	18.51	18.51
5TH	5	18.51	18.51
TOTAL		85.04	85.04

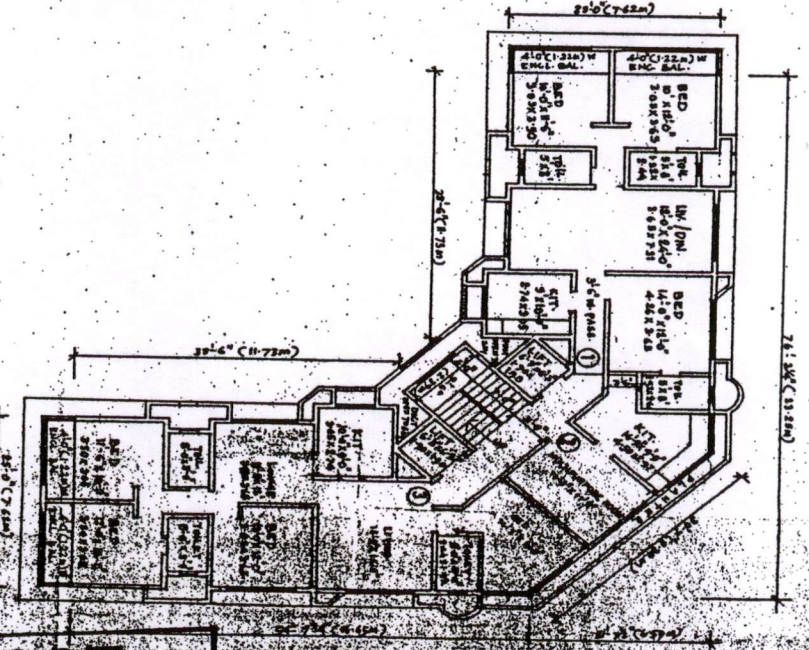
NEAT HOUSE NEEL
STATEMENT OF BUILT UP AND SUPER BUILT UP AREAS



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



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



2002
22/36/00R6
M. S. SURAJ ESAN, DEVELOPER
PVT. LTD.

6TH FLOOR & 7TH FLOOR PLAN
APPROX. NEAR HOUSE / 5 PNO. 116
NO. 156E LANE DADAR, WEST

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
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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/Car Parking	Date of Agreement	Name of Purchaser	Purchase Price in Rupees	Stamp duty paid in Rupees	Registered under Serial No. & Date	Remarks
1.	101/Ground	11-12-1998	NSEIL	73,99,456.45	5,50,750	BBE/5156/98 of 14-12-98	Note I
2.	102/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 VIII
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
92802/90/22

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Babu

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 :-

Flat No.101	136.43
Flat No.102	136.43
	272.86

Built-up Area in sq. metres

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-2235/97 on 19th June, 1997.



(Handwritten signature)

2002
9 June 1997/22
- 2



for
Dy. Chief Engineer
Building Proposals (City).
[Signature]

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

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

Acc.: A set of plan.



Dy. Chief Engineer
Building Proposals (City).

Yours faithfully,
[Signature]

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

2002
20/22
[Signature]



2002
9/29/22
अ व ३ - २



सही
Executor

सिवर कॉम्प्लेक्स भागा मं 50

घरान इस्टेट हे या नि तर्फे बाँमस राजन

2



सही B. M. M. M. M.
Executant

एकतरेल लाभा भागा मं 51

मंशानल स्टॉक एक्सचेंज ऑफ इ नि तर्फे मुंधरा
मिस्त्री

1

अनु क्र. पक्षकाराचे नाव पक्षकाराचा प्रकार छायाचित्र अंतर्भाववा तसा

दस्तावा प्रकार : Apartment Deed
दस्ता क्रमांक : 1574/2002

05/04/2002 7:48:56 pm

दस्ता गणवारी भाग-1

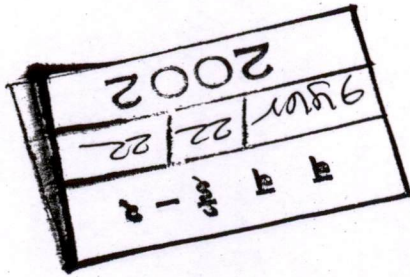
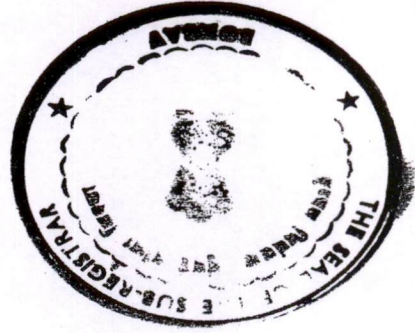


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කොළඹ, ශ්‍රී ලංකාව

4/8/2002

අධ්‍යක්ෂ ජනරාල්
අධ්‍යාපන විද්‍යාල සභාව

2/9/2002



දු. විභාගකාරී සභාව
මුහුදු පාර 2 (පරමේ)

[Handwritten signature]

1) විෂය ක්‍රම, කාට් ජී. 2) පරාග සාධක, වර්ගීකරණය
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දු. විභාගකාරී සභාව, මුහුදු පාර 2 (පරමේ)

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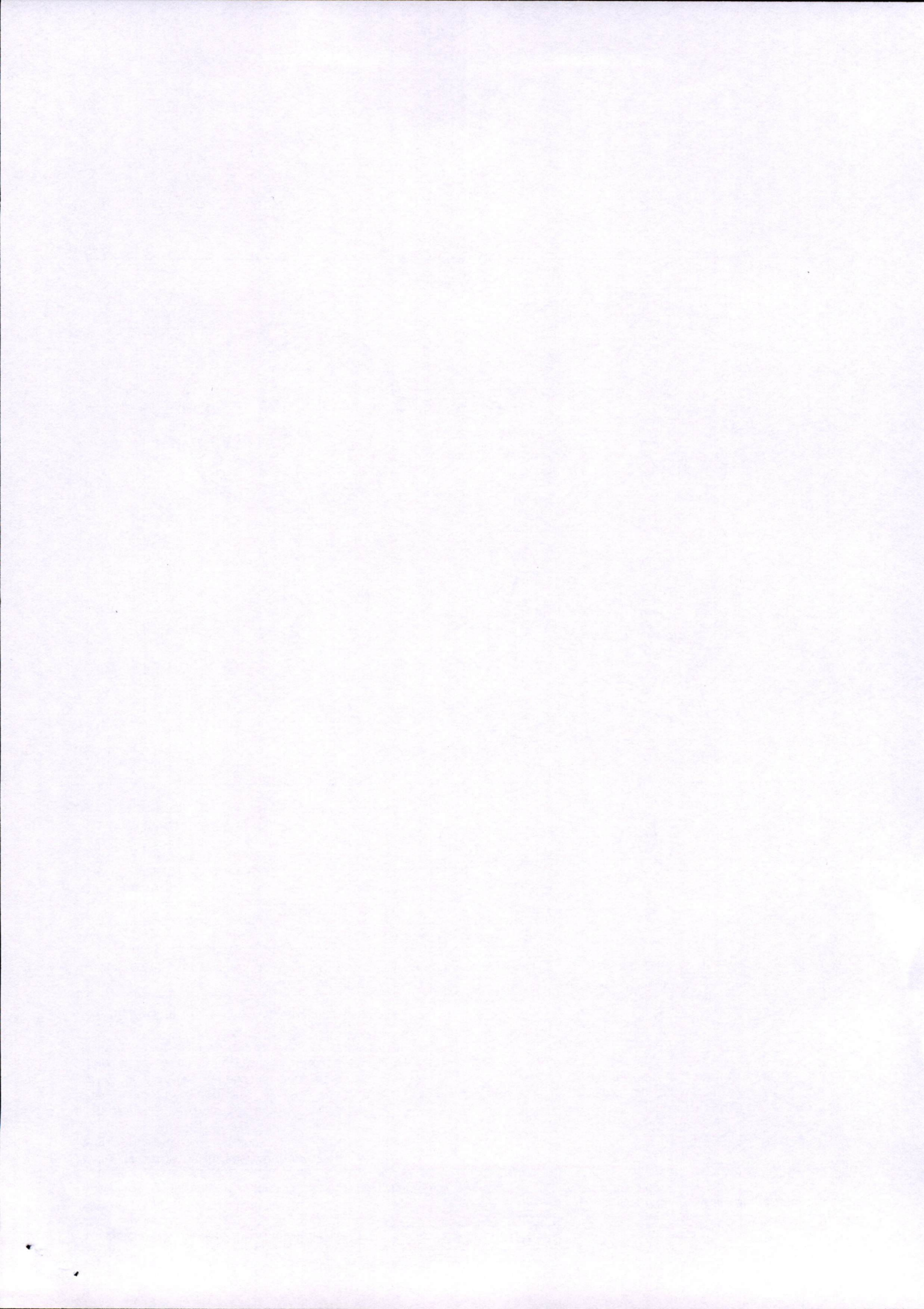
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Deed of Apartment of Apartment No.601 in
Near House, College Gully, Dadar,
Mumbai 400 028.

Suraj Estate Developers
Pvt. Ltd.
And
National Stock Exchange
of India Ltd. ... Apartment Owner

DATED THIS 5 DAY OF MARCH, 2002

S. Govil
... 1574/2002
APRIL