



THIS INDENTURE made at Mumbai on this 5th 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.
MAH/CSO/004

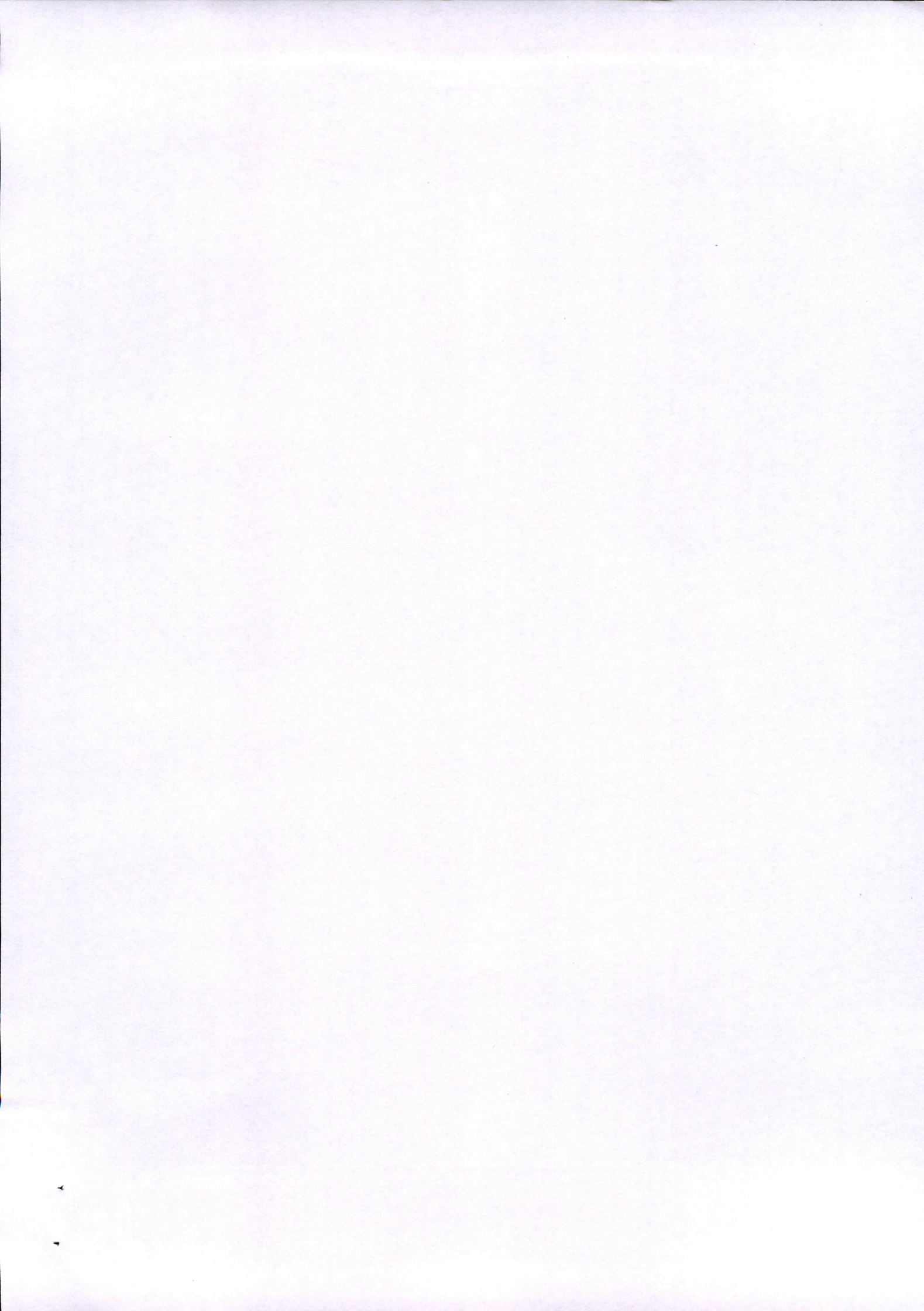
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WHEREAS :

(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 District particularly described in the First Schedule hereunder written and shown surrounded by a ^{black} red coloured boundary line on the plan 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 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/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 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.

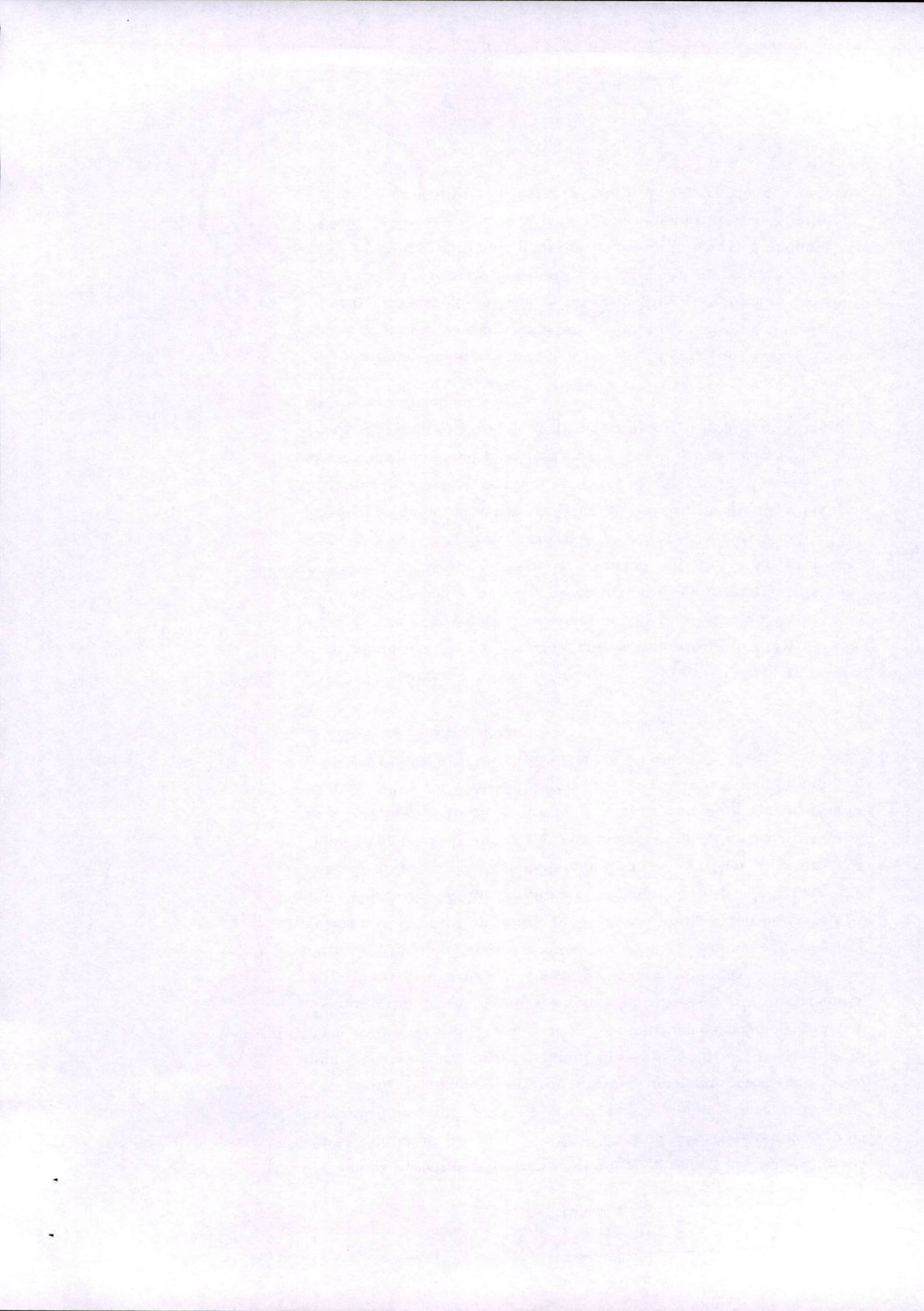
(5) The Developers have provided permanent alternate accommodation to the tenants and occupants of the structures which were previously standing on the said property, in the building constructed by the Developers on the portion described in the Third Schedule hereunder written, of the said property described 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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residential apartments on the 2nd 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.

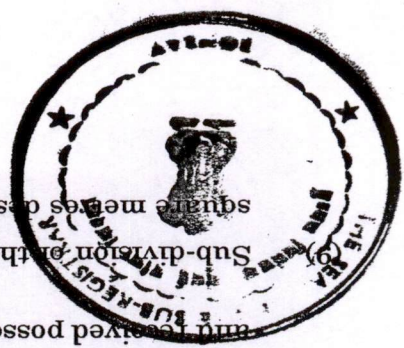
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(7)

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.

(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/3175/95 of 1995 on 22-9-1995, the Developers have agreed to sell Apartment No.303 on the Third floor of the building constructed on the said property described in the Second Schedule hereunder written to the Apartment Owner for the price of Rs. 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.303.



Sub-division of the said property into Plot-A admeasuring 1020.50 square metres described in the Second Schedule hereunder written

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and Plot-B admeasuring 61.65 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

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

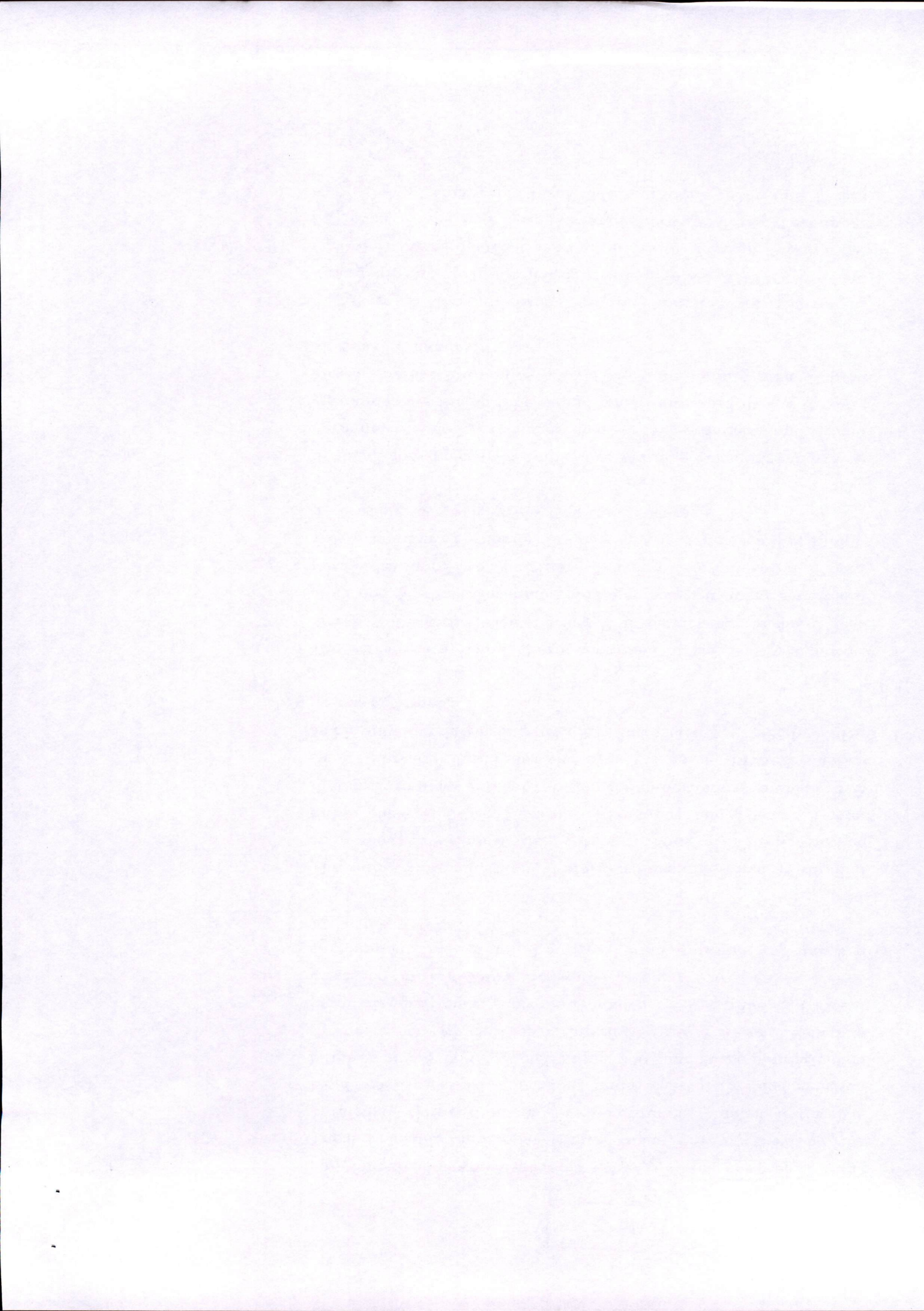
(11) The said Teresa Bonnie Fernandes died at Goa on or about 1st March, 2002 without leaving any Will, leaving her husband Jose alias Joe Mathias Fernandes and her sole surviving son Robin Fernandes and two daughters Lorraine Fernandes and Lyra Viegas nee Lyra Fernandes as her only heirs according to 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 (13) Jose alias Joe Mathias Fernandes (ii) Lorraine Fernandes, (13) Lyra Viegas nee Lyra Fernandes and (iv) Robin Fernandes, 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. 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 acquit, release and discharge the Apartment Owner for ever). THEY the Developers do hereby grant, release, convey, transfer and assign unto the Apartment Owner ALL THAT Apartment No.303 on

(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.303 on the Third floor 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.303 on the Third 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.

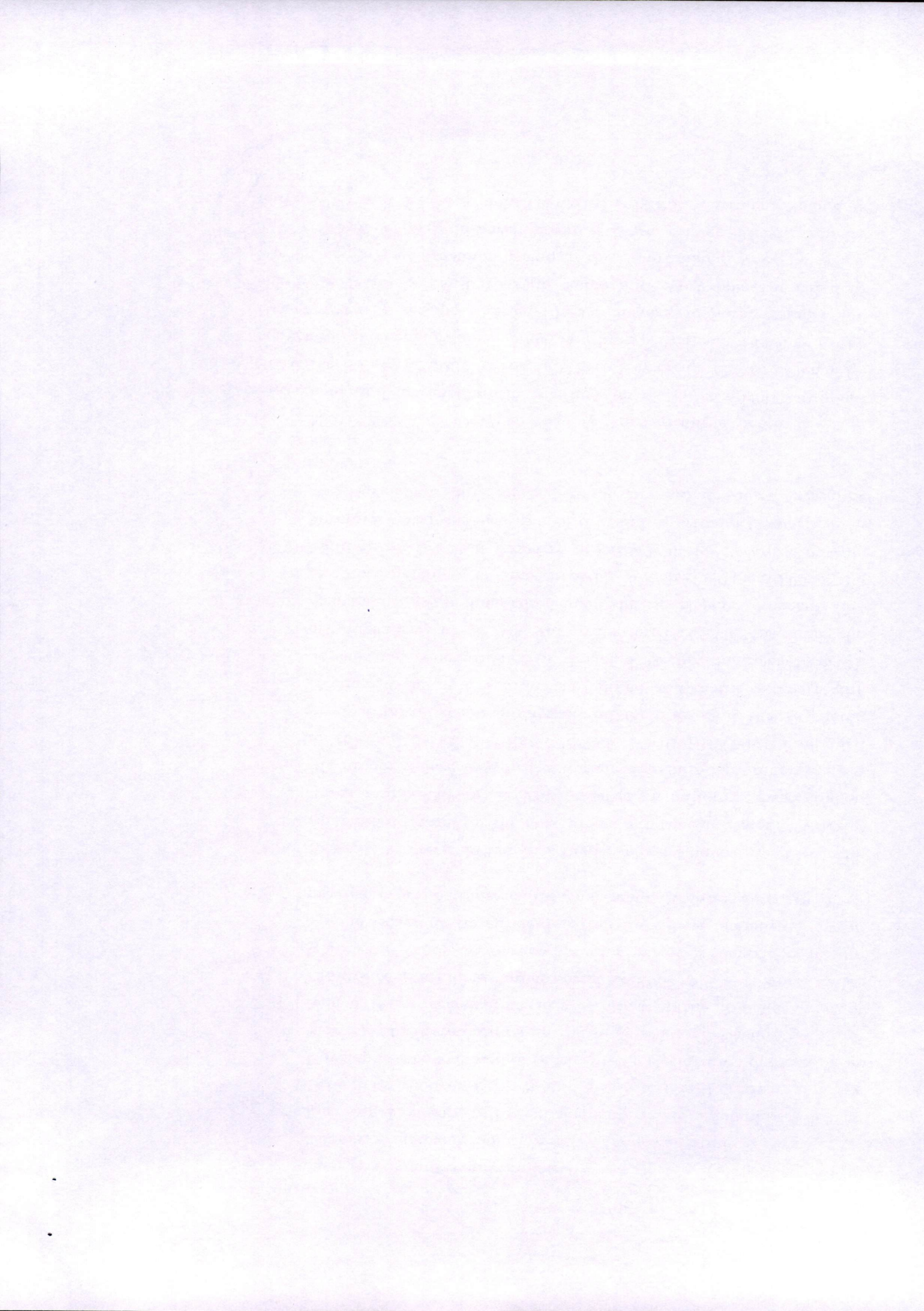
provisions of the Maharashtra Apartment Ownership Act, 1970. Second Schedule hereunder written have been submitted to the Assurance at Mumbai, under Serial No. B&E-2-01423 of 2002 under lodged it for registration in the office of the Sub-Registrar of March, 2002 (hereinafter referred to as 'the said Declaration') and Developers abovenamed have executed a Declaration dated 28/3/2002 Lorraine Fernandes, (5) Thomas Pereira, (6) Melanie Catherine Lobo, (7) Maxwel Pereira and (8) Malcolm Pereira and the Bonnie Fernandes and the late Romelinas Fernandes and (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (4)

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THE Third floor of the said building stands on the property described in the Second Schedule hereunder written and which apartment is more particularly described in the Fourth Schedule hereunder written and *Annexure B (Copy)* which Apartment is shown on ~~Plan No. H~~ hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH *Four point with one Percent* undivided 4.31% ~~(Four, Thirty 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 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 inasmuch as he lawful for the Apartment Owner from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, possess and enjoy the said Apartment and every part thereof with their appurtenances and receive the rents, income and

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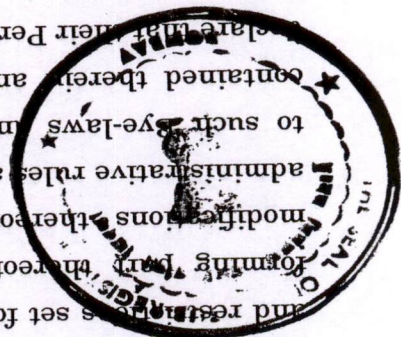
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profits thereof for their own use and benefit without any suit, lawful
 Developers or any person claiming through or under them or by any other
 person or persons lawfully or equitably claiming by, from, under or in
 trust for them AND THAT free and clear and freely and clearly and
 absolutely acquitted, exonerated, released and for ever discharged or
 otherwise by the Developers sufficiently saved, defended, kept harmless
 and indemnified of, from and against all former and other estates, titles,
 charges and encumbrances whatsoever either already or to be hereafter
 had, made, executed, occasioned or suffered by the Developers or by any
 other person or persons lawfully or equitably claiming or to claim by,
 from, under or in trust for them AND FURTHER THAT the Developers
 and all persons having or lawfully or equitably claiming any estate, right,
 title or interest at law or in equity in the said premises or any part
 thereof by, from, under or in trust for the Developers shall and will from
 time to time and at all times hereafter at the request and costs of the
 Apartment Owner do and execute or cause to be done and executed all
 such further and other lawful and reasonable acts, deeds, things, matters
 and assurances in law whatsoever for the better, further and more
 perfectly and absolutely assigning and assuring the said Apartment and
 premises hereby assigned unto and to the use of the Apartment Owner in
 the manner aforesaid as shall or may be reasonably required by the
 Apartment Owner or their assigns or counsel in law AND the Apartment
 Owner hereby declares and covenants that the said Apartment and
 premises hereby assigned shall hereafter be subject to the provisions of
 the Maharashtra Apartment Ownership Act, 1970, (Maharashtra Act XV
 of 1971), and all amendments thereto and further declares and covenants
 and the Apartment Owner shall comply with the covenants, conditions
 and restrictions set forth in the said Declaration and with the By-laws
 and regulations 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 AAACS8375H and the
 Apartment Owner hereby declare that their Permanent Account No. is



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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 (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),

THE SECOND SCHEDULE HEREINAFOVE 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 FIRST SCHEDULE HEREINAFOVE 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

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

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Plot 'A' and shown surrounded by red coloured boundary line on the plan hereto annexed and marked Annexure 'A'.
 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
 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

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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

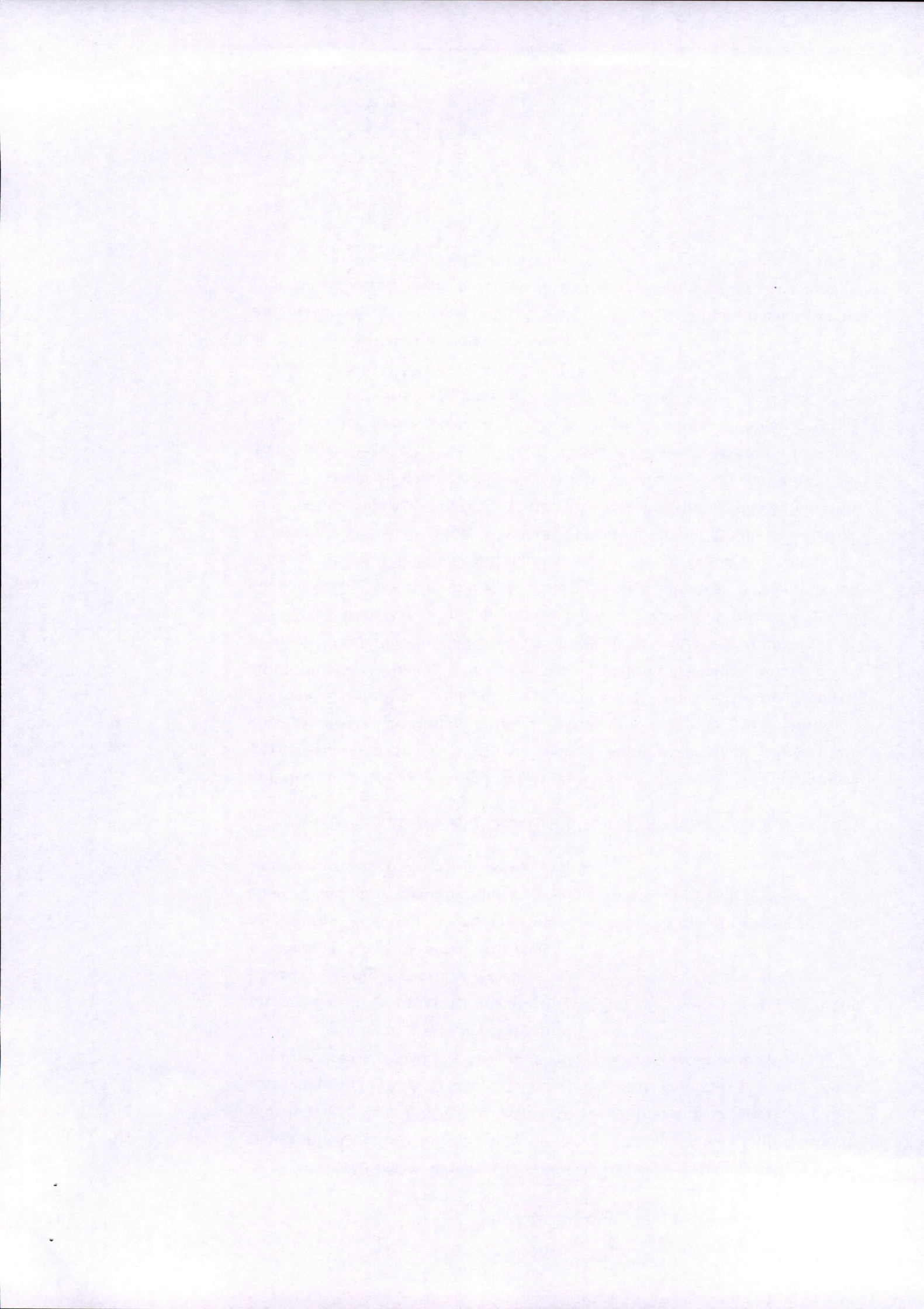
THE THIRD SCHEDULE HEREINABOVE REFERRED TO

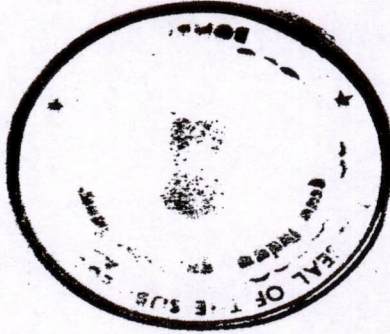
Plot 'A' and shown surrounded by red coloured boundary line on the plan hereto annexed and marked Annexure 'A'.
 and on the West by property bearing Final Plot No.763 and designated as
 on the East by 9.15 metre wide Road

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, 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.

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VIKRAM KADAM

SIGNED SEALED AND DELIVERED by the
within named Apartment Owner
NATIONAL STOCK EXCHANGE
OF INDIA LTD. in the presence of
Authorized Signatory
National Stock Exchange of India Ltd.

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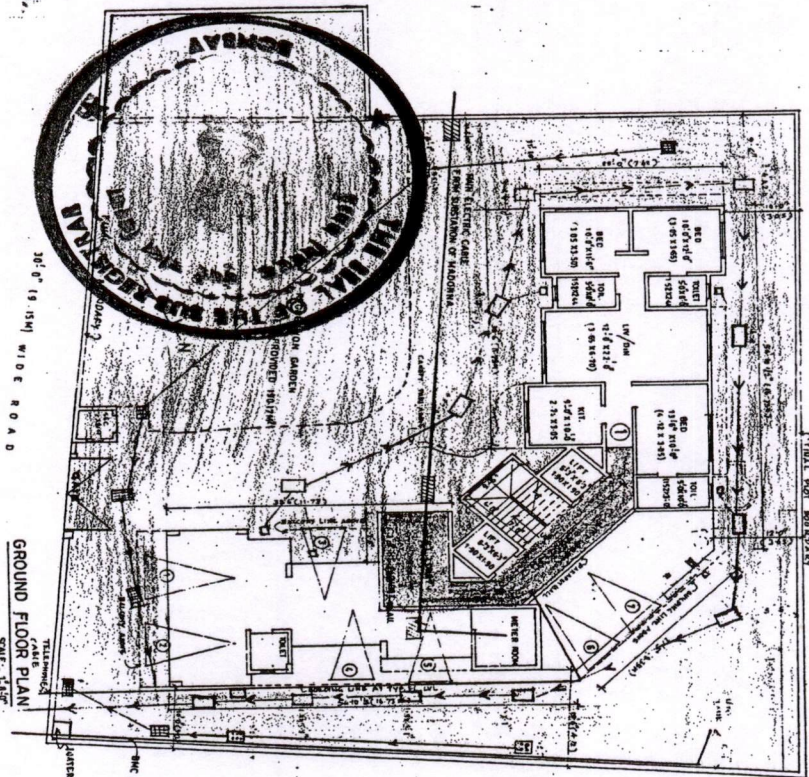
C. H. SHAIK
in the presence of

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

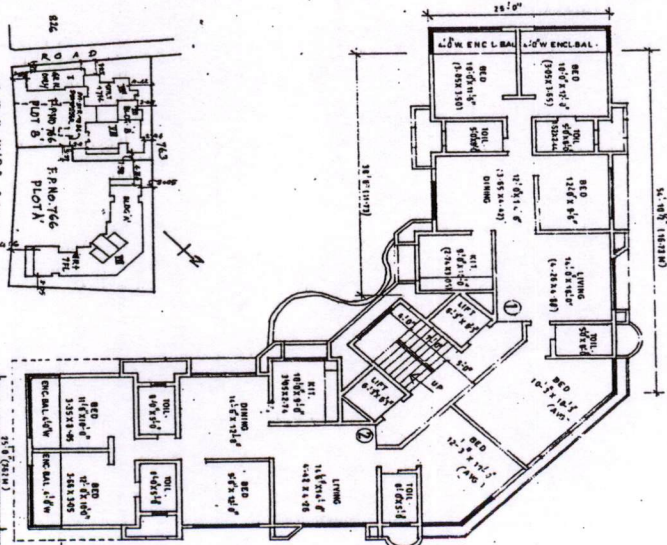
Apartment No.303 admeasuring about 90.99 square meters built up area on the Third floor of the building known as NEAT HOUSE constructed on the property described in the Second Schedule hereunder written shown surrounded by red line on Plan No.H hereto annexed.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

THE SPREADSHEET DESIGN
 THE OFFICE OF THE ARCHITECT
 DRAWING NO. 1000



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



BLOCK PLAN
 SCALE: 1/8" = 1'-0"

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



LOCATION PLAN
 SCALE: 1/8" = 1'-0"

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

| FLOOR | FLOOR NO. | BUILT UP AREA (SQ. METERS) | SUPER BUILT UP AREA (SQ. METERS) |
|---------|-----------|----------------------------|----------------------------------|
| GROUND | 000 | 151.89 | 182.08 |
| 1ST FL. | 001 | 116.53 | 182.08 |
| TOTAL | | 268.42 | 364.16 |

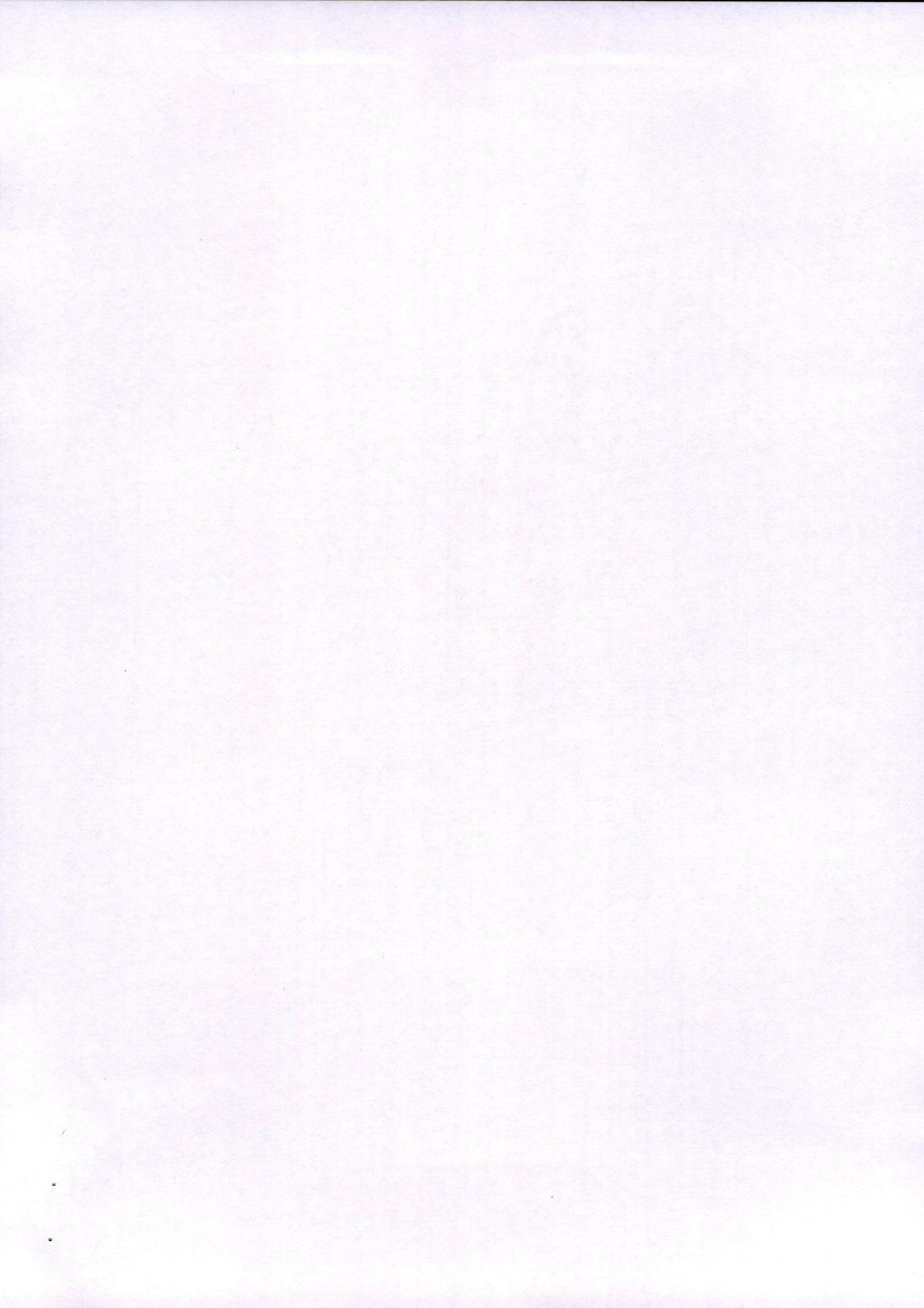
TYPICAL FLOOR LOBBY: 125.05 SQ. METERS
 GROUND FLOOR ENTRANCE LOBBY: 53.14 SQ. METERS
 ELECTRIC METER ROOM: 3.18 SQ. METERS
 SERVAINT TOILET: 3.47 SQ. METERS
 WORKMAN'S CABIN: 3.95 SQ. METERS

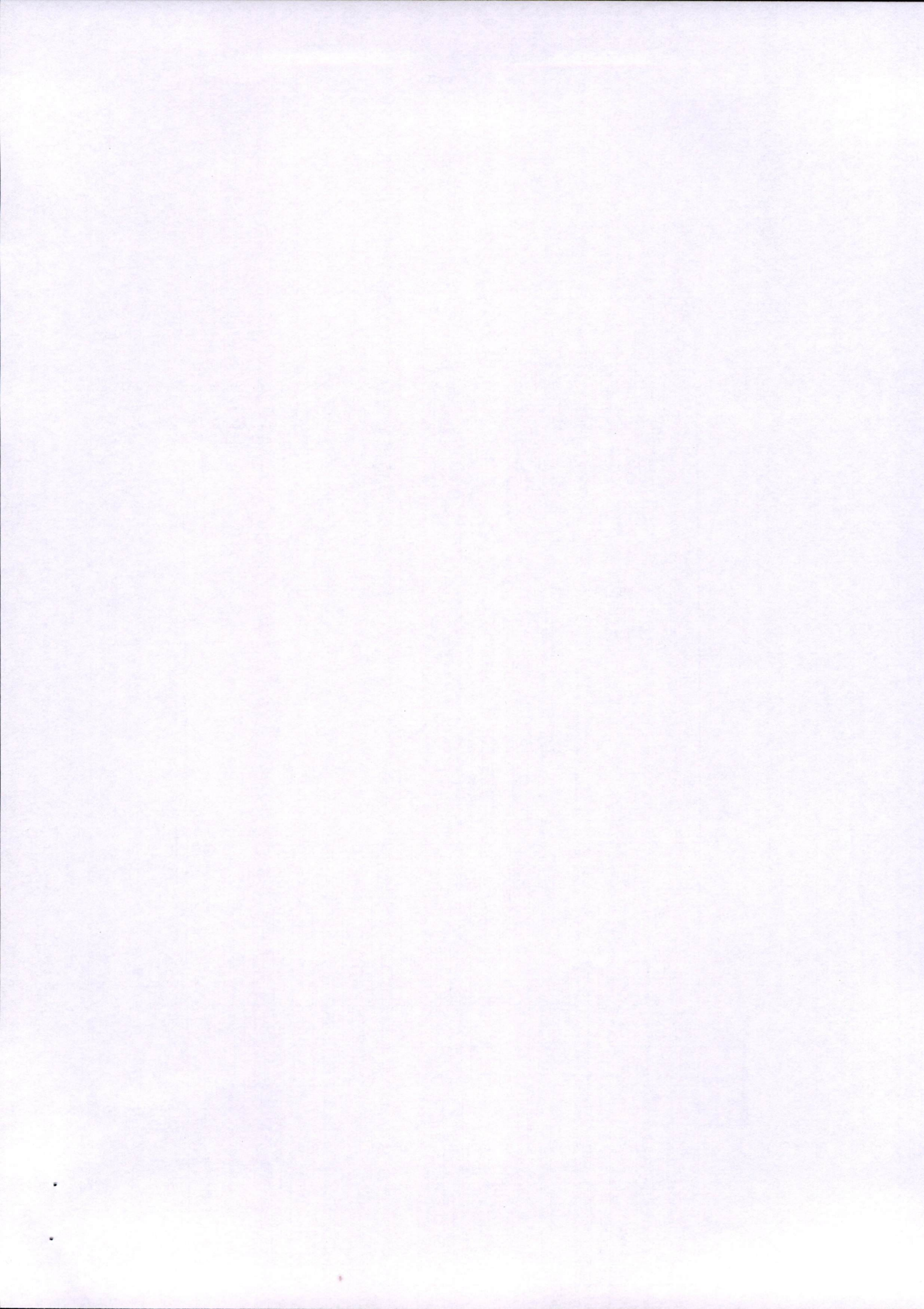
GROUND AND FIRST FLOOR PLAN
 FOR NEAT HOUSE AT F.P. NO. 766,
 SOLEGE LANE, DADAR (WEST)

2002

M/S. SANGHVI ESTATE DEVELOPERS
 PVT. LTD.
 ANIL KUMAR B. DODIA, MANAGER
 ANIL KUMAR B. DODIA

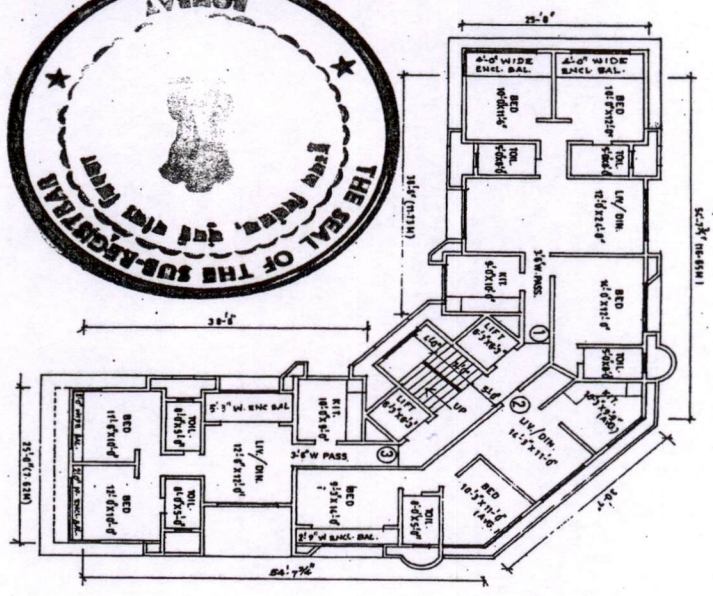
Horizontal: 9' (3.05m)



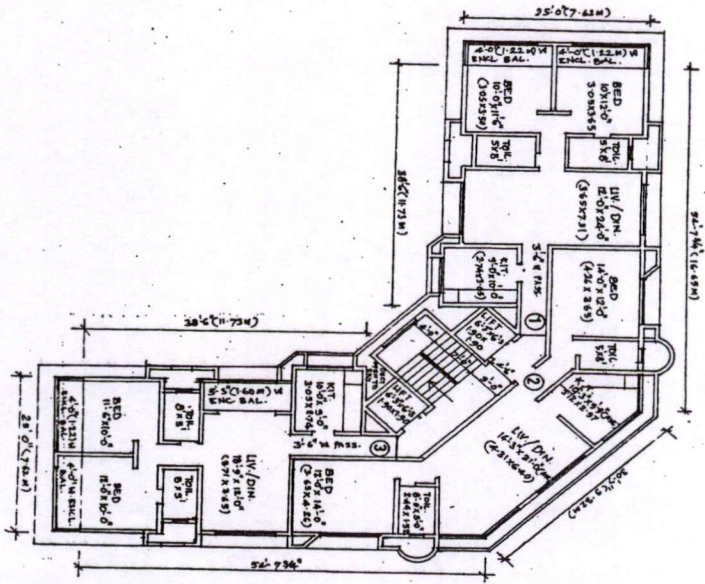




SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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

| FLOOR | FLAT NO. | BUILT UP AREA (SQ. METERS) | SUPER B.U. AREA (SQ. METERS) |
|--------|----------|----------------------------|------------------------------|
| 2ND F. | 201 | 116.75 | 124.81 |
| | 202 | 80.20 | 81.08 |
| | 203 | 78.51 | 80.82 |
| 3RD F. | 301 | 90.99 | 106.71 |
| | 302 | 90.99 | 106.93 |
| 4TH F. | 401 | 90.99 | 106.71 |
| | 402 | 90.99 | 106.93 |
| 5TH F. | 501 | 90.99 | 106.71 |
| | 502 | 90.99 | 106.93 |

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

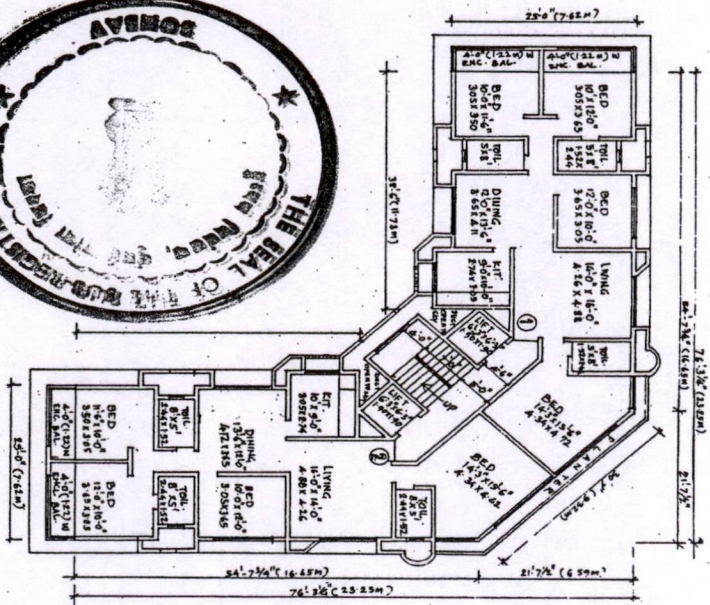
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M/S SURAJ ESTATE DEVELOPERS
PVT. LTD.
MARINE MARCH MARKET, MUMBAI
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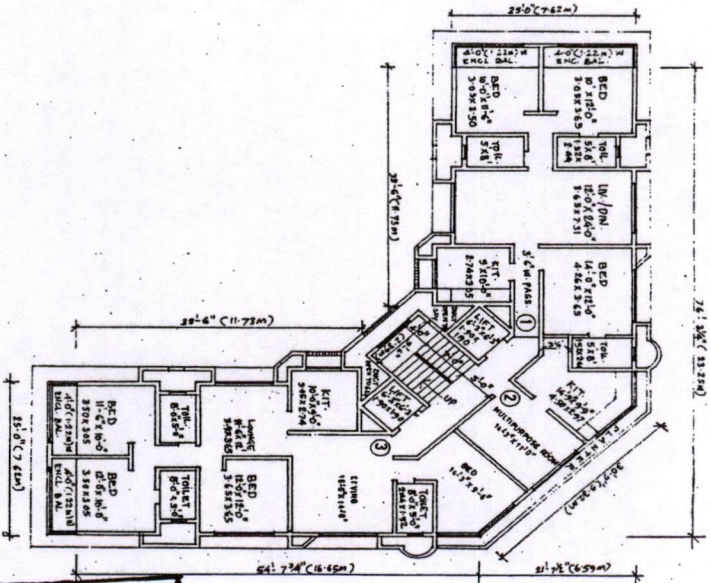




6TH FLOOR PLAN
SCALE: 1"=10'



7TH FLOOR PLAN
SCALE: 1"=10'



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

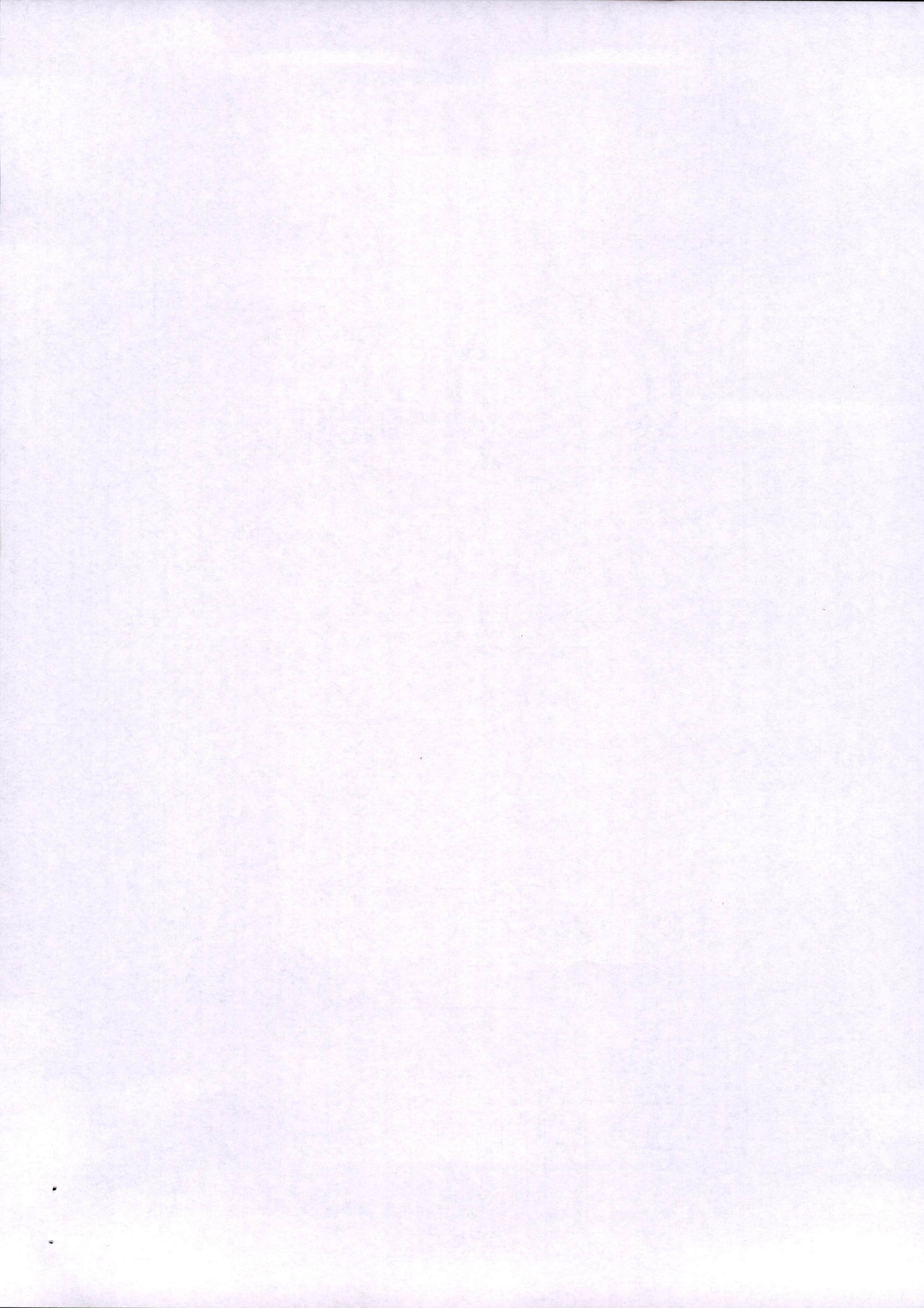
| FLOOR PLATING | BUIL AREA (SQ MTR) | SUPER B U AREA IN SQ.MTR |
|---------------|--------------------|--------------------------|
| 6TH FL. 601 | 135.87 | 168.45 |
| 602 | 135.07 | 168.45 |
| 7TH FL. 701 | 113.27 | 132.47 |
| 702 | 28.88 | 33.08 |
| 703 | 127.78 | 168.93 |

2002
9A63/9C/22

M/S. SRAJ ESTATE DEVELOPERS
VT. LTD.

NAME: MPTA BLDG MARK NAME
KUNHAL00818

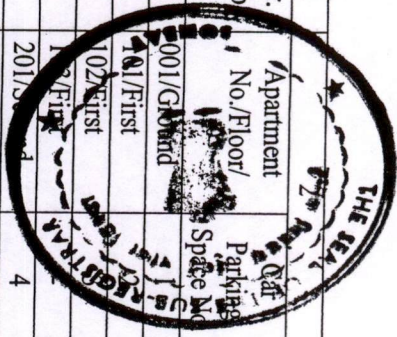
6TH FLOOR & 7TH FLOOR PLAN
FOR NEAT HOUSE AT F.P.NO. 766,
COLLE LANE DADAR (WEST)



Annexure "C"

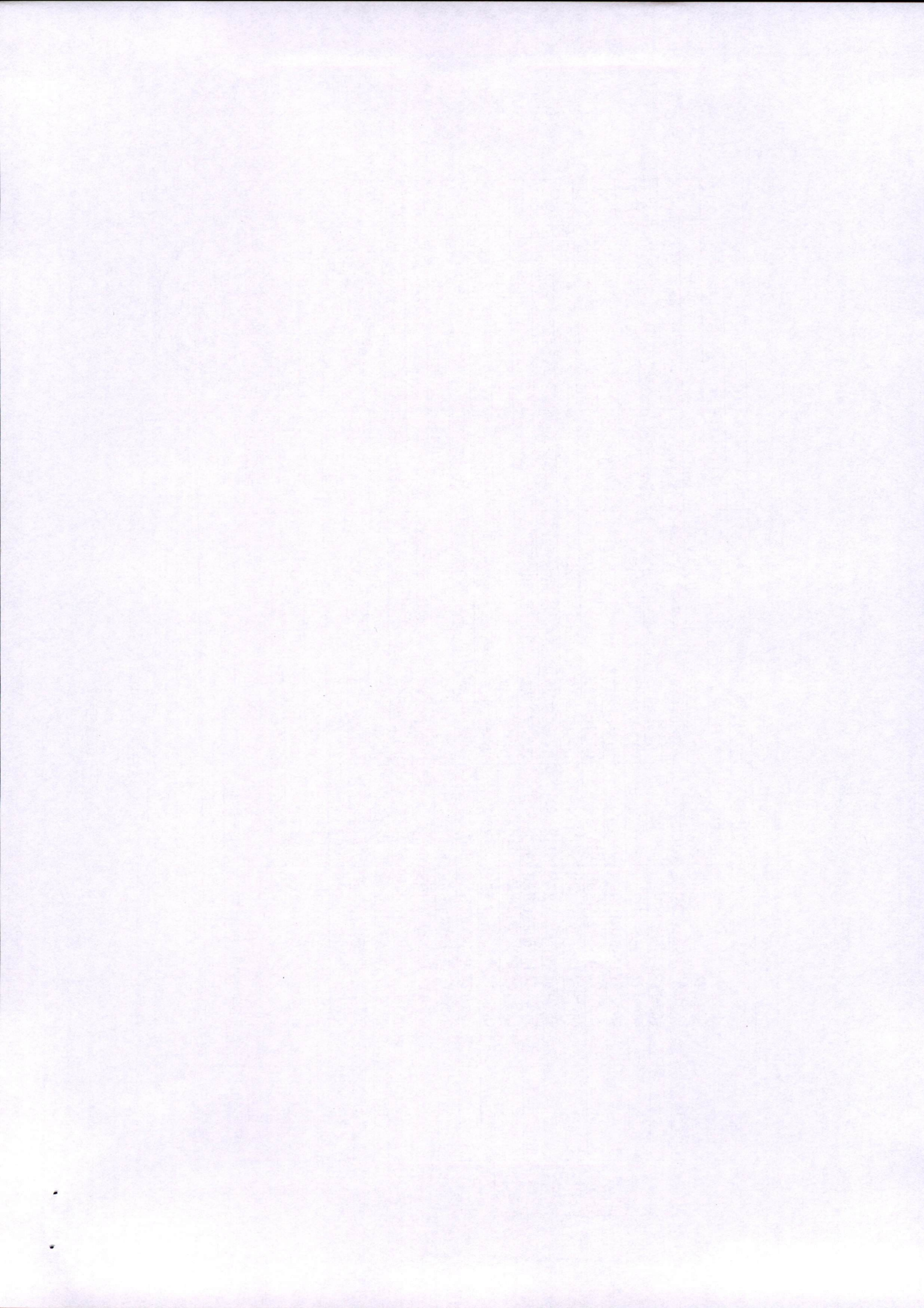
Re : NEAT HOUSE
Statement from Sales Section
Areas as per Agreement

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------|---------------------------------------|-------------------|-------------------|--------------------------|---------------------------|------------------------------------|--------------|
| Sl. No | Apartment No./Floor/ Parking Space No | Date of Agreement | Name of Purchaser | Purchase Price in Rupees | Stamp duty paid in Rupees | Registered under Serial No. & Date | Remarks |
| 1. | 1001/G/Third | 11-12-1998 | NSEIL | 73,99,456.45 | 5,50,750 | BBE/5156/98 of 14-12-98 | Note I |
| 2. | 101/First | 11-12-1998 | NSEIL | 65,43,440.45 | 4,82,270 | BBE/5157/98 of 14-12-98 | Note II & V |
| 3. | 102/First | 11-12-1998 | NSEIL | 65,36,321.75 | 4,81,670 | BBE/5155/98 of 14-12-98 | Note III & V |
| 4. | 103/First | 11-12-1998 | NSEIL | 65,43,440.45 | 4,82,270 | BBE/5154/98 of 14-12-98 | Note IV & V |
| 5. | 201/Second | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE-3172/95 of 22-09-95 | Note VI |
| 6. | 202/Second | 09-09-1998 | NSEIL | 49,16,379.60 | 3,52,070 | BBE/3752/98 of 09-09-98 | - |
| 7. | 203/Second | 04-02-2002 | John Esperance | 4,25,500.00 | 8,750 | BBE-2-576/2002 of 6-2-2002 | - |
| 8. | 301/Third | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE-3168/95 of 22-09-95 | - |
| 9. | 302/Third | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3179/95 of 22-09-95 | - |
| 10. | 303/Third | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3175/95 of 22-09-95 | - |
| 11. | 401/Fourth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3176/95 of 22-09-95 | - |
| 12. | 402/Fourth | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3169/95 of 22-09-95 | - |
| 13. | 403/Fourth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3170/95 of 22-09-95 | - |
| 14. | 501/Fifth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3177/95 of 22-09-95 | - |
| 15. | 502/Fifth | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3174/95 of 22-09-95 | - |
| 16. | 503/Fifth | 21-09-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/3180/95 of 22-09-95 | - |
| 17. | 601/Sixth | 21-09-1995 | NSEIL | 1,03,08,550.00 | 7,89,434 | BBE/3178/95 of 22-09-95 | - |
| 18. | 602/Sixth | 21-09-1995 | NSEIL | 1,03,08,550.00 | 7,89,434 | BBE/3171/95 of 22-09-95 | - |
| 19. | 701/Seventh | 03-10-1996 | Dr. V.V. Desai | 83,93,000.00 | 6,30,100 | BBE/2233/95 of 20-06-97 | Note VII |
| 20. | 702/Seventh | 21-09-1995 | NSEIL | 70,56,415.00 | 5,29,266 | BBE/3173/95 of 22-09-95 | Note VIII |
| 21. | 703/Seventh | 30-10-1995 | NSEIL | 67,80,345.00 | 5,07,178 | BBE/4287/95 of 22-09-95 | - |
| | | | Total | 14,38,43,058.70 | 1,07,41,236 | | |



990376/22
2002

(Signature)



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 :-

| Built-up Area in sq. metres | |
|-----------------------------|--------|
| Flat No.101 | 136.43 |
| Flat No.102 | 136.43 |
| | 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/2207/97 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/233/97 on 20th June, 1997.

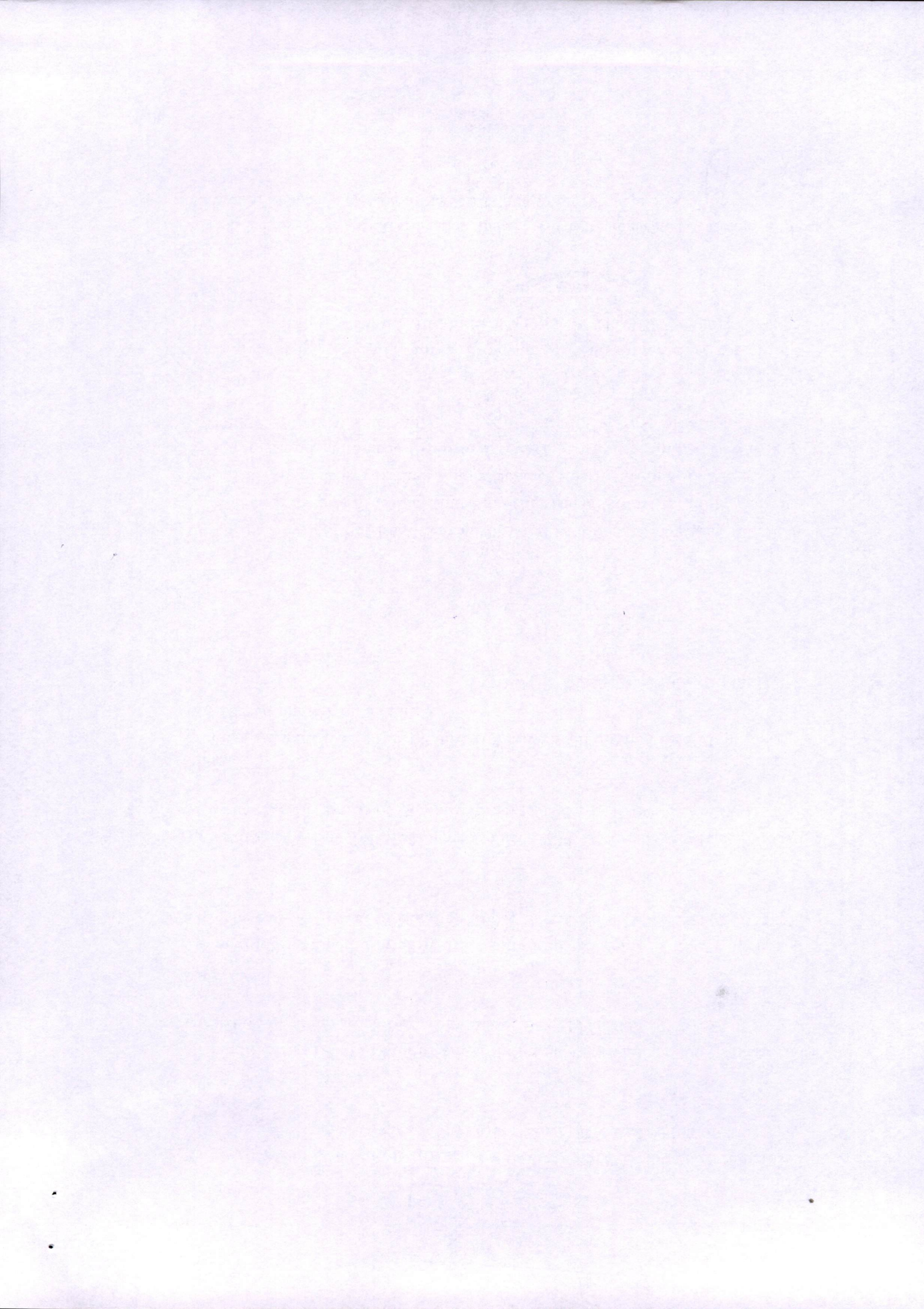
Note - VIII
As rectified by Deed of Rectification dated 19-6-1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE-2205/97 on 19th June, 1997.



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2002
9808/97/22
११३-२

[Handwritten mark]



ANNEXURE - 1

MUNICIPAL CORPORATION OF GREATER MUMBAI

श्री प्रमोद गुप्ते, 507, अपेजय बिल्डिंग, मुंबई-400 023.

श्री प्रमोद गुप्ते, 507, अपेजय बिल्डिंग, मुंबई-400 023.

No. EB/8108/GN/A of 07-06-02

TRUE COPY

श्री प्रमोद गुप्ते

2002

9yue3/9e/22

Sub:- Proposed extension of plot bearing F.P.No.766 of TPS No. 18/06/1996 at Dadar, Mumbai.



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

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 approved 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.Regn. 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.

(Signature)



for
Dy. Chief Engineer
Building Proposals (City)
16/10/01

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

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

No. EB/8108/GN/A. of 02-06-01

| |
|------------|
| 2002 |
| 9903/20/22 |
| ३ ३ ३ - ३ |

| |
|----------------------|
| Acc.: A set of plan. |
| |
| |

Dy. Chief Engineer
Building Proposals (City)

Yours faithfully,
sd/-

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



2002
948/29/22
ब. व. २-२



948-249

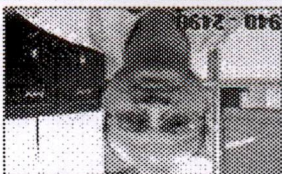
श्री *Xm. 2*

Executor

सुरज इस्टेट डे प्रा लि नरक शॉमस राजग

सिन्धर कॉम्प्लेक्स बांधा नं 50

2



948-249

श्री *B.M. Mishra*

Executant

शंभुल स्टॉक एक्सचेंज ऑफ इ लि नरक मुखा
सिन्धी

एक्सचेंज लाभा बांधा नं 51

1

अनु क्र. पक्षकारांचे नाव

पक्षकारांचा प्रकार

उपाधिक

संज्ञावाचा ठेका

दस्तावा प्रकार : Apartment Deed

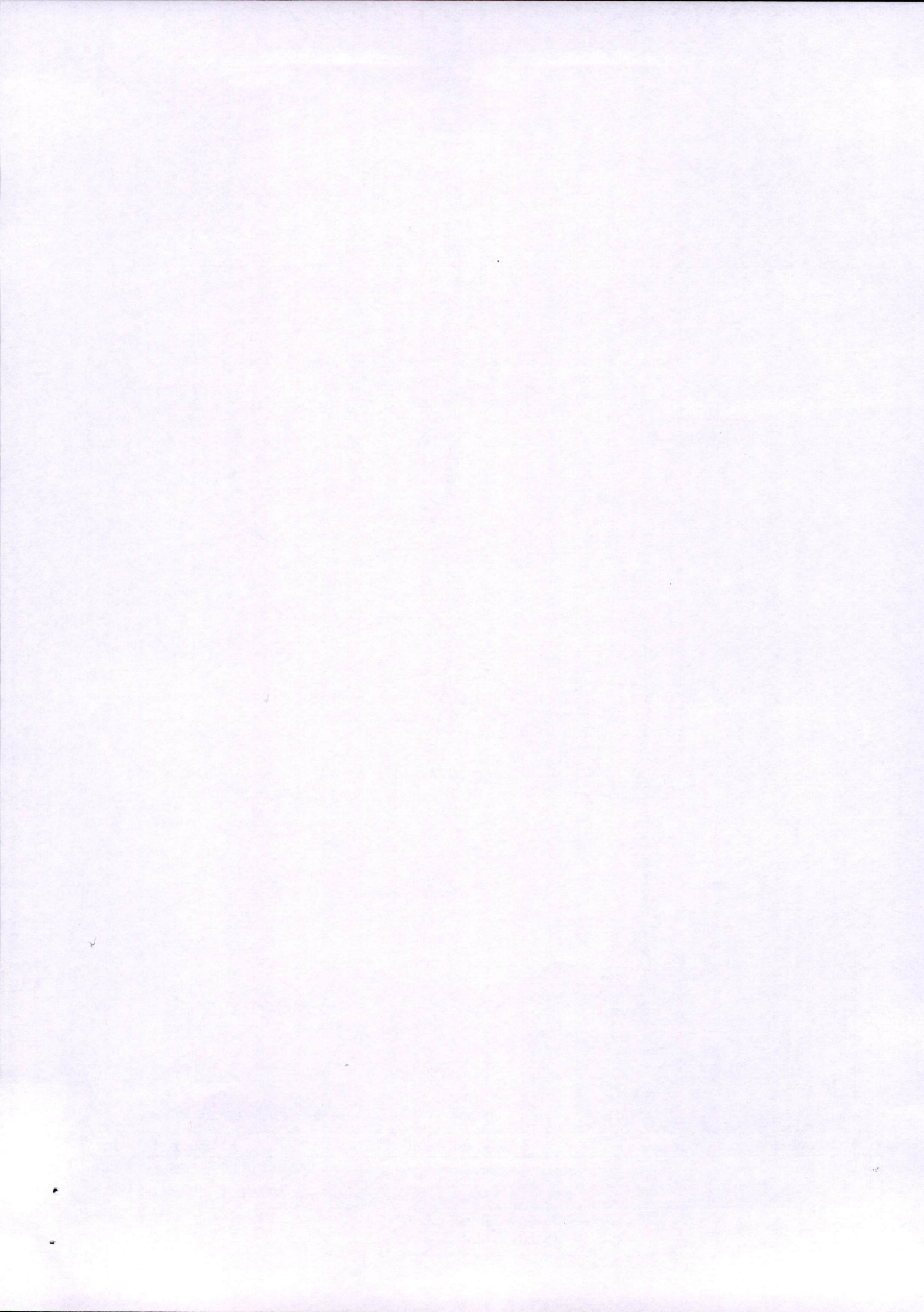
दस्ता क्रमांक : 1573/2002

05/04/2002

7:43:34 pm

दस्ता नोंदवारी पत्र-1



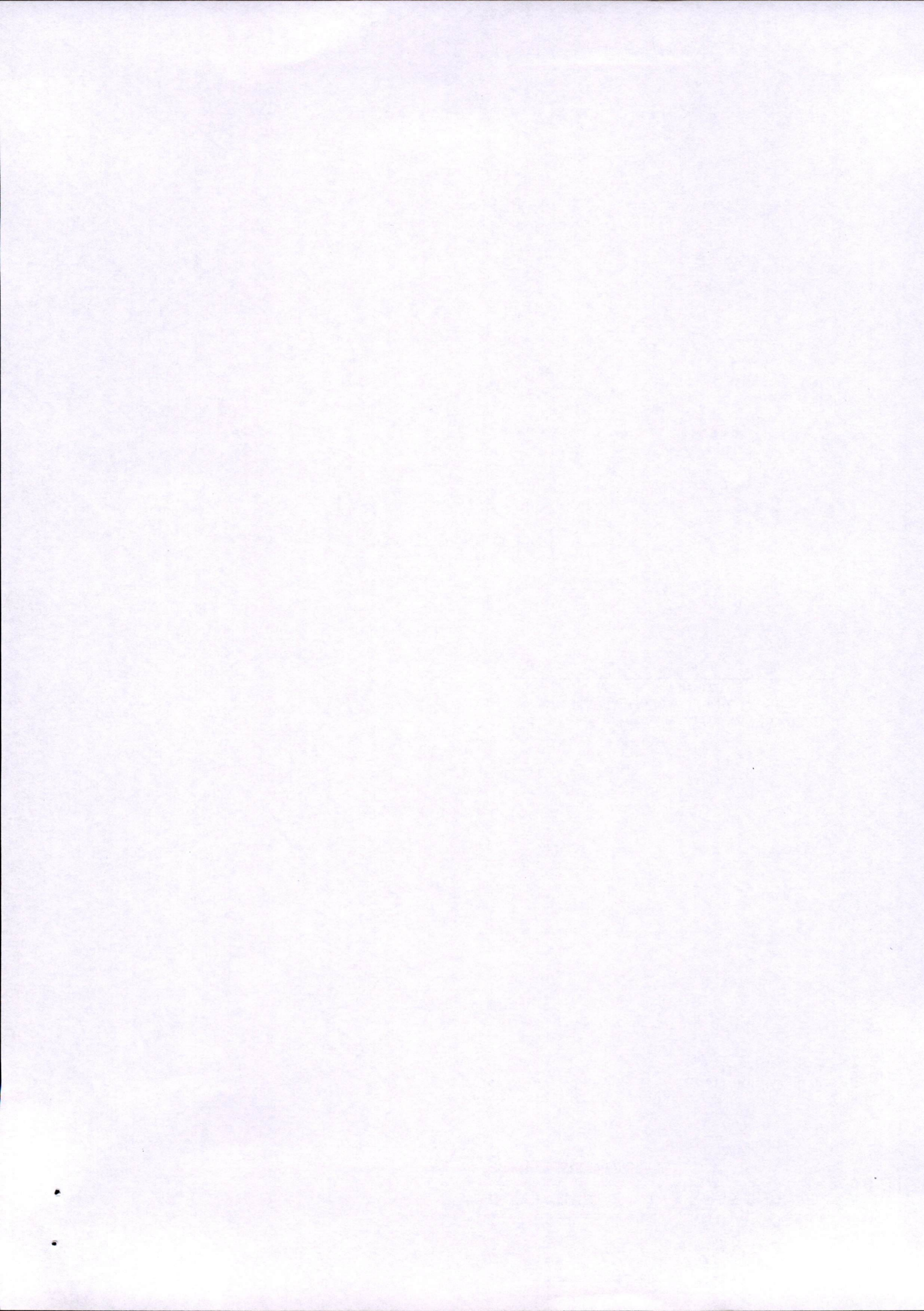


Deed of Apartment of Apartment No.303 in
Neat House, College Gully, Dadar,
Mumbai 400 028.

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

DATED THIS 5 DAY OF MARCH, 2002

१५३३/२/२००२



दस्तावेज प्रमाणित करने के लिए
सर्वोच्च न्यायालय के न्यायाधीश
द्वारा प्रमाणित, मुंबई

दिनांक 05/04/2002

05/04/2002



2002
05/04/2002
मुंबई - 2

द. निबंधकाराणी साहेब
मुंबई शहर 2 (बरळी)

(Signature)

1) विषय कदम, फाईल नं. 1
2) परामा सादर, बरी-महापाण्डे

आलोख : खातील वृत्तम असे निवेदील करताना की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

दस्तऐवज करून देणार तपासकशीत [अपाटमेंट चीट] दस्तऐवज करून दिल्याचे कथून करताना. द. निबंधकाराणी साहेब, मुंबई शहर 2 (बरळी)

दस्त नोंद केल्याचा दिनांक : 05/04/2002 07:43 PM

दस्तावेजा प्रकार : (25) अपाटमेंट चीट
दस्तावेजा प्रकार : (फाई) 05/04/2002 07:39 PM
दस्तावेजा प्रकार : (सादरीकरणा) 05/04/2002 07:39 PM
दस्तावेजा प्रकार : (फाई) 05/04/2002 07:42 PM
दस्तावेजा प्रकार : (कडुली) 05/04/2002 07:42 PM
दस्तावेजा प्रकार : (ओळख) 05/04/2002 07:43 PM

दस्त हजर केल्याचा दिनांक : 05/04/2002 07:39 PM
निष्पादनाचा दिनांक : 05/04/2002

दस्त क्र. [बड्डे-1573-2002] या गोंध्यासाठी
बाजार म्युच्यु : 6780345 भावदला : 6780345 मरलेले मुद्रांक शुल्क : 20

पावती क्र.: 919 दिनांक: 05/04/2002
नाव: शंभानल स्टॉक एक्सचेंज ऑफ इंडिया लि. मुंबई
मिस्त्री
100 : नोंदणी फी
440 : नक्कल (अ. 11(1)), प्रतिकांनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
540: एकूण



