

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

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 5 day of March

*R. Ben*  
*APRIL*

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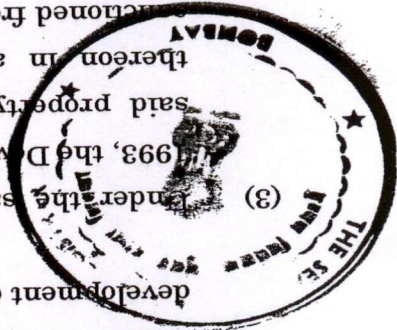
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(4) Pursuant to the said Development Agreement dated 23<sup>rd</sup> December, 1993, the Developers have demolished all the buildings and structures which were previously standing on the said property and constructed on the portion described in the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

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



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) Maxwel 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 23<sup>rd</sup> December, 1993

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

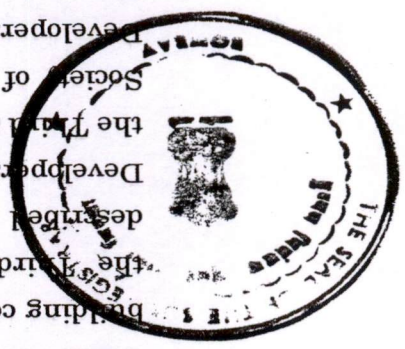


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The building constructed by the Developers on the portion described in the Second Schedule hereunder written of the said property described in the First Schedule hereunder written consists of part ground floor and part silt and seven upper floors, with one residential apartment on the ground floor, two residential apartments on the first floor and three residential apartments on each of the second, third, fourth, fifth and seventh floors and two

(6)

hereunder written. Developers on the said property described in the Third Schedule



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

(5)

The Developers have provided permanent

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 and another building on the remaining portion described in ~~building (including one provided in place of Society Office/Postal~~

*Bar*

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 ground floor and part silt and seven upper floors, with one residential apartment on the ground floor and two residential

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

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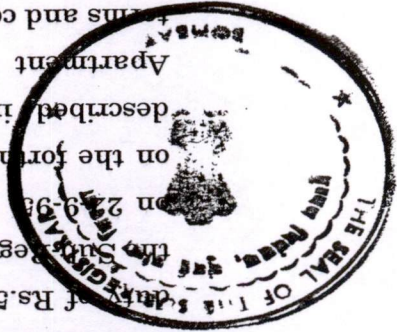
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(9) Sub-division of the said property into Plot-A admeasuring 1020.50 square metres described in the Second Schedule hereunder written and received possession of the said Apartment No.402.

has paid the full purchase price of Rs.70,56,415/- to the Developers and conditions mentioned therein and the Apartment Owner Apartment Owner for the price of Rs.70,56,415/- and upon the described in the Second Schedule hereunder written to the on the floor of the building constructed on the said property on 27.9.98 the Developers have agreed to sell Apartment No.402 of Rs.5,29,266/- has been paid and which is registered with the Registrar of Mumbai under Serial No.BBE/3169/95 of 1995 between the Developers and the Apartment Owner on which stamp Under Agreement for Sale dated 21<sup>st</sup> September, 1995 executed



(8) in Annexure "C" hereto. The Developers have entered into Agreements for Sale/Allotment on ownership basis of each of the apartments and car parking spaces under still 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

(7) building. independent exit to common areas and facilities of the said capable of individual utilisation on account of having an herunder 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 herunder written. The floor plans of the said building constructed on the said property described in the Second Schedule ~~room~~ on the said property described in the Second Schedule building ~~(including one proposed in place of Society office/Postal apartments and seven car parking spaces under still of the said residential apartments on the sixth floor making a total of twenty~~

*Ann. C*

*Ann. B*  
*Coll.*

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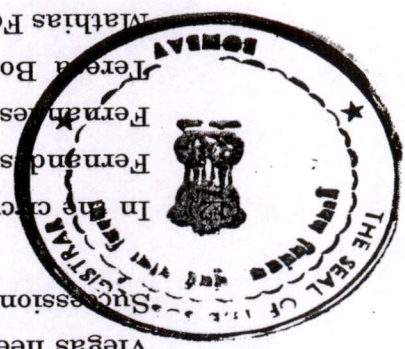




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(13) Pursuant to the provisions of the Maharashtra Apartment Ownership Act, 1970 (Maharashtra Act. No. XV of 1971), the said (1)(i) Jose alias Joe Mathias Fernandes (ii) Lorraine Fernandes, (iii) Lyra Viegas nee Lyra Fernandes and (iv) Robin Fernandes being the only heirs and legal representatives of the late Teresa

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



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

he was governed. as his only heirs according to Indian Succession Act, 1925 by which sisters Lorraine Fernandes and Lyra Viegas nee Lyra Fernandes Bonnie Fernandes and only brother Robin Fernandes and only two father Jose alias Joe Mathias Fernandes and mother Teresa on or about 22nd August, 1999 without leaving any Will leaving his The said Ronnie alias Ronald Mathias Fernandes died at Mumbai

Ann. "D" Annexure "D". surrounded by ~~the~~ <sup>green</sup> line is hereto annexed and marked described in the Third Schedule hereunder written is shown herunder written is shown surrounded by a red line and Plot-B therewith, on which Plot-A described in the Second Schedule letter No. EB/8108/GN/A of 7th June, 2001 and of the plan attached EB/8108/GN/A of 7th June, 2001 and a copy of the said sanction Municipal Corporation of Greater Mumbai under letter No. Third Schedule hereunder written has been approved by the and Plot-B admeasuring 616.63 square metres described in the

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616.63 sq. metres  
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and assure unto the Apartment Owner ALL THAT Apartment No.402 on  
THEY the Developers do hereby grant, release, convey, assign, transfer  
hereby acquit, release and discharge the Apartment Owner for ever).  
acknowledge and of and from the same and every part thereof doth  
Developers (the receipt whereof the Developers do hereby admit and  
the full consideration money paid by the Apartment Owner to the  
Seventy Lakhs Fifty Six Thousand Four Hundred and Fifteen only) being  
Agreement and in consideration of the sum of Rs.70,56,415/- (Rupees  
NOW THIS DEED WITNESSETH that in pursuance of the said



Deed of Apartment of Apartment No.402 on the Fourth floor of the  
Apartment Owner has called upon the Developers to execute the  
all encumbrances at or for the price of Rs.70,56,415/- and the  
of the percentage as mentioned in the said Declaration free from  
restricted common areas and facilities as defined and to the extent  
undivided interest in the common areas and facilities and the  
written for the consideration of Rs.70,56,415/- TOGETHER WITH  
on the property described in the Second Schedule hereunder  
Apartment No.402 on the Fourth floor of the building constructed  
Apartment Owner for the absolute sale to the Apartment Owner of  
As recited in recital (8) above, the Developers have agreed with the

(14) As recited in recital (8) above, the Developers have agreed with the  
provisions of the Maharashtra Apartment Ownership Act, 1970.  
Second Schedule hereunder written have been submitted to the  
which the land, hereditaments and premises described in the  
Assurance at Mumbai, under Serial No.88E2-01423 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  
Thomas Valentine Esperance, (3) John Valentine Esperance, (4)  
Bonnie Fernandes and the late Ronnie Marinas Fernandes and (2)

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the forth floor of the said building standing on the property described in the Second Schedule hereunder written and which apartment is more particularly described in the Fourth Schedule hereunder written and which Apartment is shown on ~~Plan No. H~~ hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH undivided 4.31% (Four Point Thirty 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 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

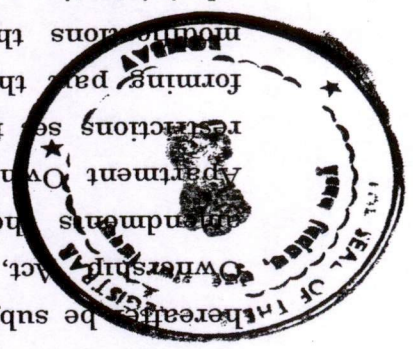


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own use and benefit without any suit, lawful action, interruption, claim and demand whatsoever from or by the Developers or any person claiming through or under them or by any other person or persons lawfully or equitably claiming by, from, under or 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 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 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



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*D. B. ...*

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 :-

and on the West by property bearing Final Plot No.763 and shown here to annexed and marked Annexure 'A', on the South by 4.57 metre wide Road on the East by 9.15 metre wide Road



the North by property bearing Final Plot No.765 Joining Gokhale road (North) and Cadell Road, Mumbai and bounded on 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 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 All that piece or parcel of land or ground admeasuring 1958 square

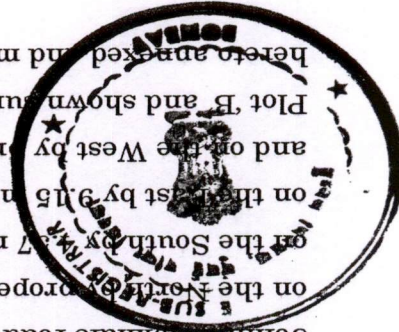
THE FIRST SCHEDULE HEREINAFOVE REFERRED TO :-

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

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on the North by property bearing Final Plot No. 766-A  
on the South by 7 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'.

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 HERINAbove 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, 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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**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-**

Apartment No.402 admeasuring about 90.89 square meters built up area on the forth floor of the building known as NEAT HOUSE constructed on the property described in the Second Schedule hereunder Annexure 'B' (copy) written shown surrounded by red line on Plan No. II hereto annexed. BOM

SIGNED SEALED AND DELIVERED by the

withnamed Developers SURAJ

ESTATE DEVELOPERS PVT. LTD.

in the presence of

*CH SURA*

SIGNED SEALED AND DELIVERED by the

withnamed Apartment Owner

NATIONAL STOCK EXCHANGE

OF INDIA LTD. in the presence of

Authorised Signatory

*B. U. N. S. W. S.*

National Stock Exchange of India Ltd.

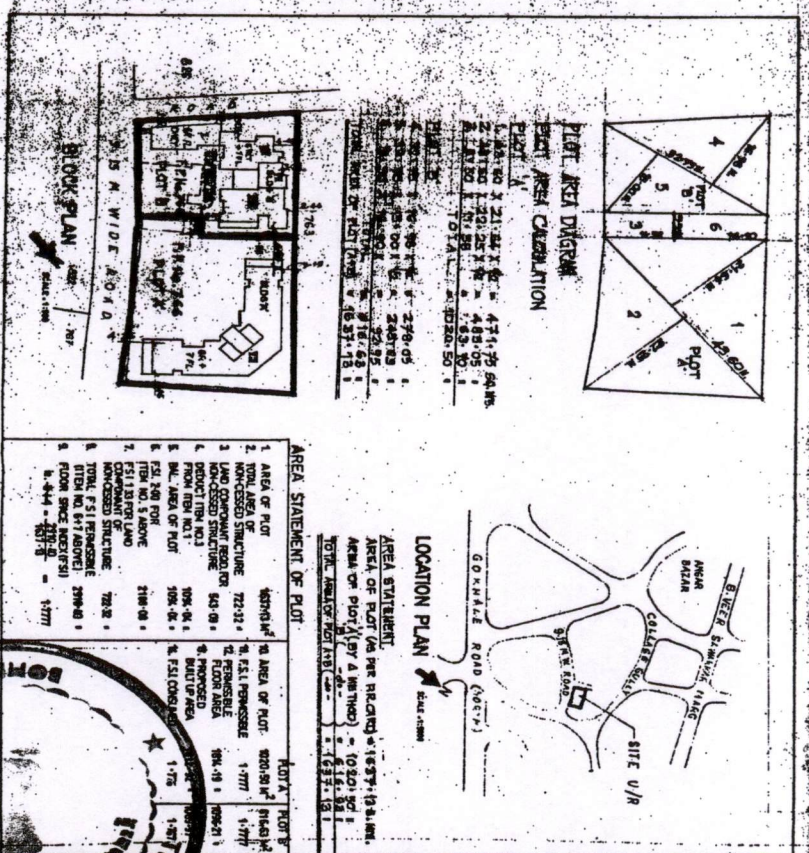
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*(Name of Signatory)*

*(Name of Signatory)*







**BLK PLAN**  
SCALE: 1:500

**PLOT AREA DIAGRAM**  
SCALE: 1:500

**LOCATION PLAN**  
SCALE: 1:500

**AREA STATEMENT**

1. TOTAL AREA OF PLOT	723.23	723.23
2. LAND COMPARTMENT RESERVE	443.08	443.08
3. UNCOMPRESSED STRUCTURE	109.14	109.14
4. PROPOSED FLOOR AREA	169.86	169.86
5. FLOOR AREA OF PLOT	109.14	109.14
6. FLOOR AREA OF PLOT	109.14	109.14
7. FLOOR AREA OF PLOT	109.14	109.14
8. TOTAL FSI RESPONSIBLE	178.22	178.22
9. TOTAL FLOOR AREA (TOTAL)	178.22	178.22
10. TOTAL FLOOR AREA (TOTAL)	178.22	178.22

PROFORMA - A		PROFORMA - B	
CONTENTS OF SHEET			
1. AREA STATEMENT	100.00	100.00	100.00
2. LOCATION PLAN	100.00	100.00	100.00
3. BLOCK PLAN	100.00	100.00	100.00
4. BALCONY AREA STATEMENT	100.00	100.00	100.00
5. TENDRANT STATEMENT	100.00	100.00	100.00
6. PARKING STATEMENT	100.00	100.00	100.00
7. MANUFACTURE	100.00	100.00	100.00
8. UNLINED STATEMENT	100.00	100.00	100.00
9. UNLINED STATEMENT	100.00	100.00	100.00
10. UNLINED STATEMENT	100.00	100.00	100.00
11. UNLINED STATEMENT	100.00	100.00	100.00
12. UNLINED STATEMENT	100.00	100.00	100.00
13. UNLINED STATEMENT	100.00	100.00	100.00
14. UNLINED STATEMENT	100.00	100.00	100.00
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17. UNLINED STATEMENT	100.00	100.00	100.00
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79. UNLINED STATEMENT	100.00	100.00	100.00
80. UNLINED STATEMENT	100.00	100.00	100.00
81. UNLINED STATEMENT	100.00	100.00	100.00
82. UNLINED STATEMENT	100.00	100.00	100.00
83. UNLINED STATEMENT	100.00	100.00	100.00
84. UNLINED STATEMENT	100.00	100.00	100.00
85. UNLINED STATEMENT	100.00	100.00	100.00
86. UNLINED STATEMENT	100.00	100.00	100.00
87. UNLINED STATEMENT	100.00	100.00	100.00
88. UNLINED STATEMENT	100.00	100.00	100.00
89. UNLINED STATEMENT	100.00	100.00	100.00
90. UNLINED STATEMENT	100.00	100.00	100.00
91. UNLINED STATEMENT	100.00	100.00	100.00
92. UNLINED STATEMENT	100.00	100.00	100.00
93. UNLINED STATEMENT	100.00	100.00	100.00
94. UNLINED STATEMENT	100.00	100.00	100.00
95. UNLINED STATEMENT	100.00	100.00	100.00
96. UNLINED STATEMENT	100.00	100.00	100.00
97. UNLINED STATEMENT	100.00	100.00	100.00
98. UNLINED STATEMENT	100.00	100.00	100.00
99. UNLINED STATEMENT	100.00	100.00	100.00
100. UNLINED STATEMENT	100.00	100.00	100.00



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**MA. SHALISTATE DEVELOPERS PVT. LTD.**  
PROMOTED BY  
APPROVED BY  
DATE: 12/12/2002  
SIGNATURE: [Signature]

**TRUE COPY**  
[Signature]  
[Signature]

**DESCRIPTION OF AREA**  
[Text]

**DESCRIPTION OF PROPOSAL AND PROPERTY**  
[Text]

**NAME OF OWNER**  
[Text]

**JOB NO. (DND NO. SCALE)**  
[Text]

**DATE**  
[Text]

**REV. BY**  
[Text]

**DATE**  
[Text]

**REVISIONS**  
[Text]





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 Space No.	Date of Agreement	Name of Purchaser	Purchase Price in Rupees	Stamp duty paid in Rupees	Registered under Serial No. & Date	Remarks
1.	001/Ground	1	11-12-1998	NSEIL	73,99,456.45	5,50,750	BBE/5156/98 of 14-12-98	Note I
2.	101/First	2	11-12-1998	NSEIL	65,43,440.45	4,82,270	BBE/5157/98 of 14-12-98	Note II & V
3.	102/First	3	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	4	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE-3172/95 of 22-09-95	Note VI
6.	202/Second	5	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	6	21-09-1995	NSEIL	67,80,345.00	5,07,178	BBE-3168/95 of 22-09-95	-
9.	302/Third	7	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	-	03-10-1996	Dr. V.V. Desai	83,93,000.00	6,30,100	BBE/2233/95 of 20-06-97	Note VII
19.	701/Seventh	-	21-09-1995	NSEIL	70,56,415.00	5,29,266	BBE/3173/95 of 22-09-95	Note VIII
20.	702/Seventh	-	30-10-1995	NSEIL	67,80,345.00	5,07,178	BBE/4287/95 of 22-09-95	-
21.	703/Seventh	-		Total	14,38,43,058.70	1,07,41,236		

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Note - I

As modified by Deed of Modification dated 29<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> 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 19<sup>th</sup> June, 1997 registered with the Sub-Registrar of Mumbai under another Serial No. BBE/2206/97 of 19<sup>th</sup> June, 1997 as further rectified under Deed of Rectification dated 19<sup>th</sup> June, 1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE/2207/97 of 19<sup>th</sup> June, 1997.

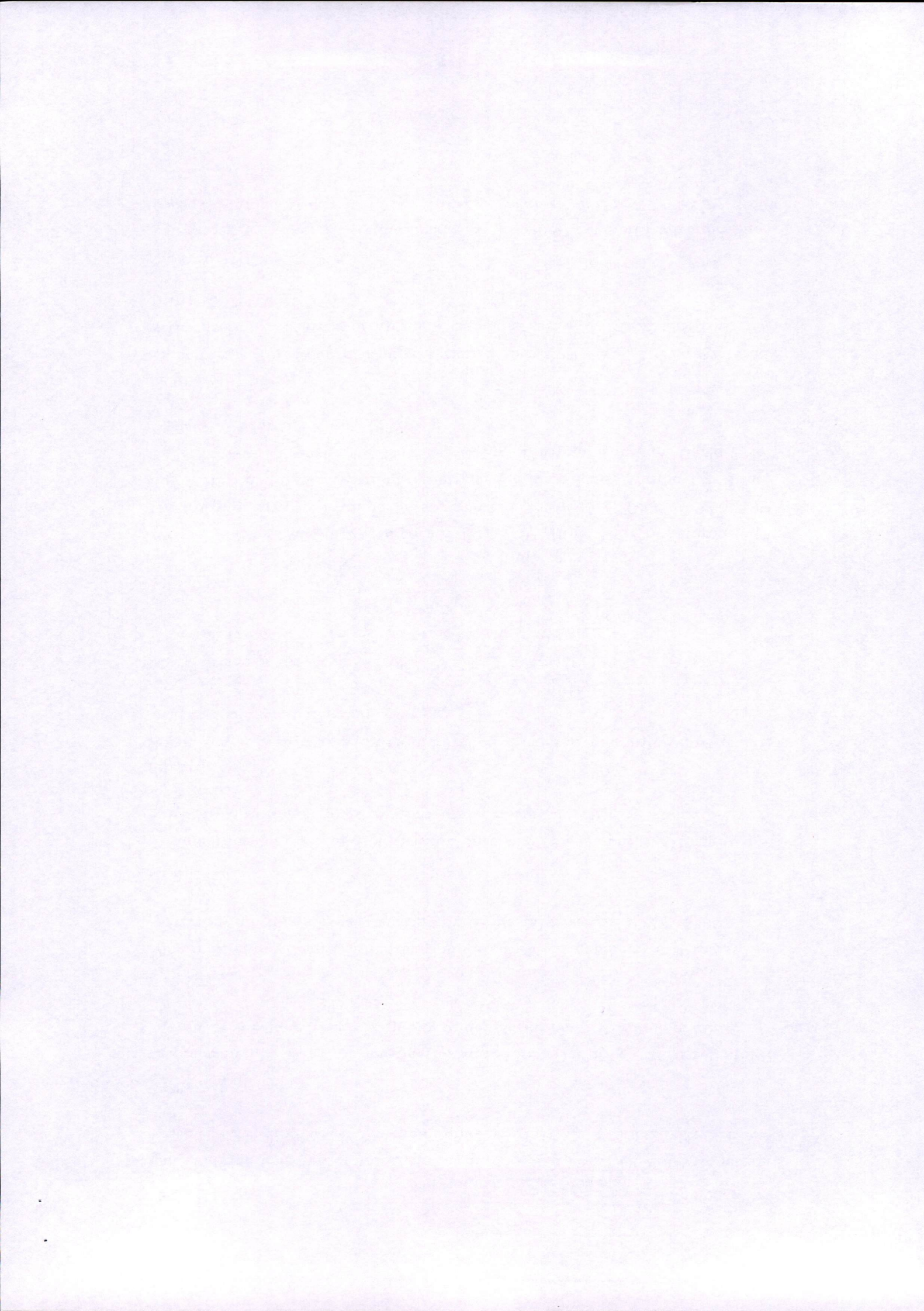
Note - VII

As confirmed by Deed of Confirmation dated 20<sup>th</sup> June, 1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE/2233/97 on 20<sup>th</sup> 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 19<sup>th</sup> June, 1997.

*D. B. B.*



१. अर्जाद्वारे माहिती घेण्यात येते की, या अर्जात नोंद घेतलेल्या सर्व बाबींची पूर्तता आहे. या अर्जात नोंद घेतलेल्या सर्व बाबींची पूर्तता आहे. या अर्जात नोंद घेतलेल्या सर्व बाबींची पूर्तता आहे.

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. EB/8108/GN/A of 07-0620

**TRUE COPY**

FOR PRAMOD GUPTA ARCHITECT - 2  
 9882/90/22  
 2002



Shri Pramod Gupte,  
 Architect,  
 507, Apejay Building,  
 Mumbai-400 023.

To,

Sub:- Proposed subdivision of plot bearing F.P.No.766 of TPS IV, Mahim At Dadar, Mumbai.  
 Ref:- Your letter dated Nil, received on 30.1.2001.

Sir,

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

1. That all the conditions of I.O.D. dated 30/05/1995 and conditions of amended plans approval dated 18/06/1996 and conditions of O.C. dated 18/09/2000 shall be complied with.
2. That all the tenants shall be re-housed on priority in building 'B' and area to be surrendered to MHADA Board shall be surrendered before demanding O.C. to Building 'B' and required undertaking shall be submitted to that effect immediately.
3. That society registration certificate for building 'B' shall be obtained and submitted before full O.C. of building "B".
4. That Apartment of Building "A" shall be formed & Apartment Registration Ctr. 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.

*[Handwritten signature]*



*for*  
Dy. Chief Engineer  
Building Proposals (City).  
12/6/01

- 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) Asslt. M.C. G/N Ward.

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

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

Acc.: A set of plan.

Dy. Chief Engineer  
Building Proposals (City).

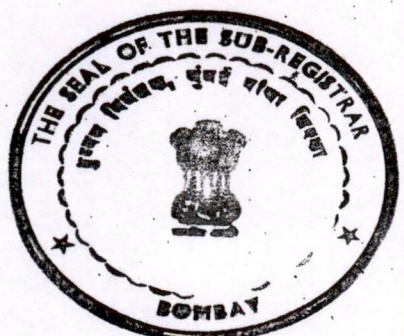
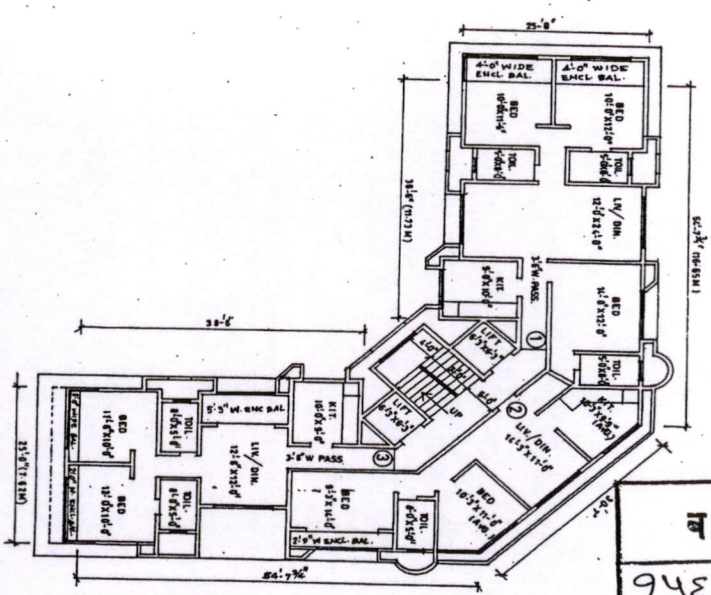
*sd/-*  
Yours faithfully,

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

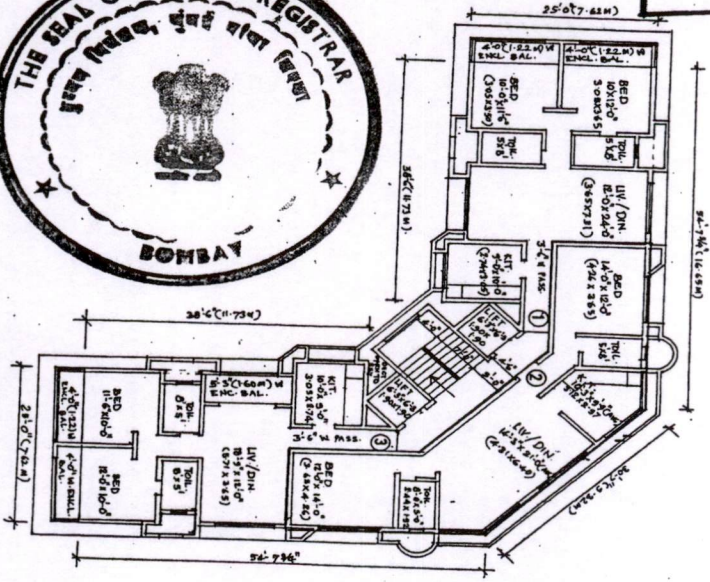
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SECOND FLOOR PLAN  
 SCALE: 1"=4'



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



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

FLOOR	PLAN NO.	BUILT UP AREA (SQ. MET.)	SUPER B. U. AREA (SQ. MET.)
3RD FL.	201	71.73	0.41
	202	88.78	11.94
	203	74.51	86.32
4TH FL.	301	90.98	86.18
	302	80.55	146.43
5TH FL.	401	90.48	148.74
	402	90.48	148.40
5TH FL.	501	88.98	148.01
	502	88.98	148.74
5TH FL.	503	88.98	148.74
	504	88.98	148.74

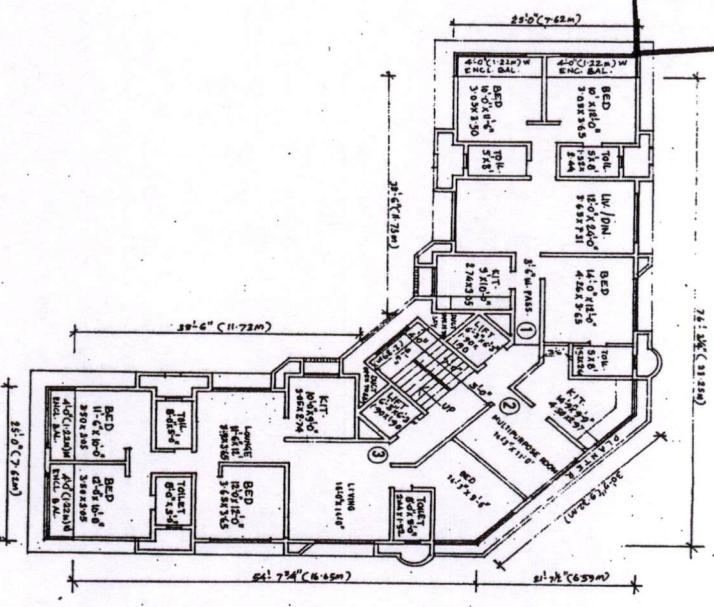
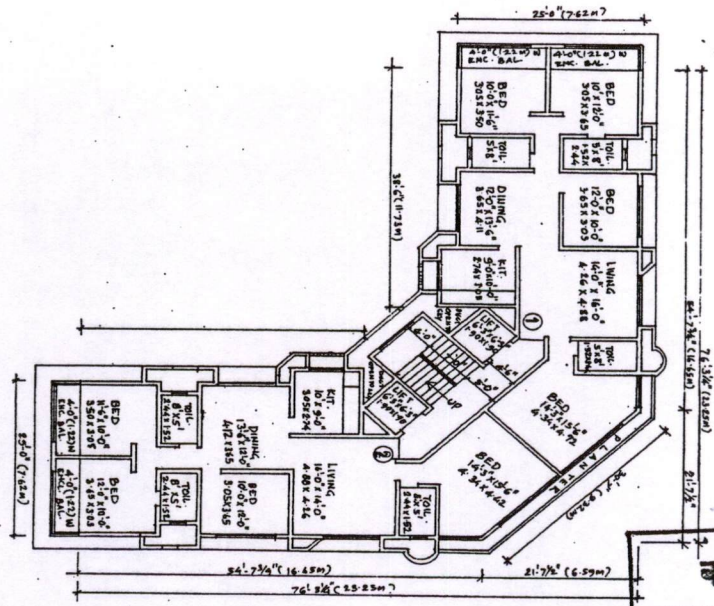
TYPICAL FLOOR PLAN (3RD, 4TH & 5TH)  
 FOR NEAT HOUSE AT F.P.NO. 766,  
 COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPERS  
 PVT. LTD.  
 MAIN NAKA, BLDG. NO. 11, SAKINAKA  
 MUMBAI - 400 072





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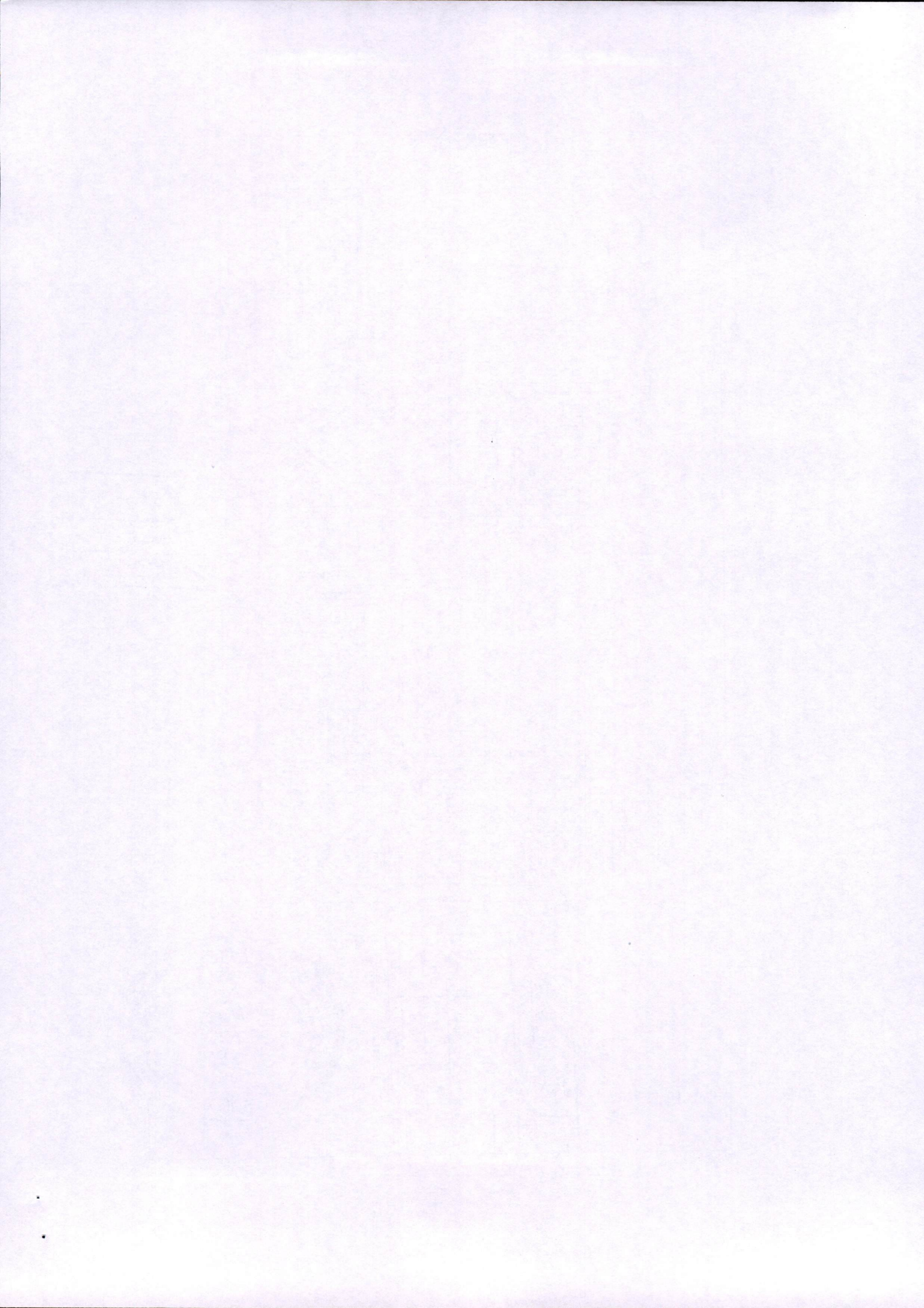
NEAT HOUSE - NEEL  
 STATEMENT OF BUILT UP AND SUPER BUILT UP AREAS

FLOOR PLAN NO.	B.U. AREA (SQ. MET.)	SUPER B.U. AREA IN SQ. MET.
6TH FL. 601	135.97	158.45
602	135.97	158.45
7TH FL. 701	137.27	152.47
702	21.10	31.08
703	137.70	189.93

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

M/S. SURAJ ESTATE DEVELOPERS  
 PVT. LTD.  
 HANU, 202 A BUNG MARIY NAGAN  
 HANU, MUMBAI, 400015.







2002
935/29/22
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		श्री. <i>[Signature]</i>	शिवर कॉम्प्लेक्स बांधा नं 50	2
Executor	गुरन इस्टेट डे.ग्रा लि नर्क शोमस राजन			
		श्री. <i>[Signature]</i>	एकतैल क्लासा बांधा नं 51	1
Executant	शंभुल रत्नक एकतैल डे लि नर्क गुपेश सिक्की			

अथ क. पक्षकारादे नाव  
 पक्षकाराया प्रकार  
 ध्यापित  
 अभाव्याया वसा

दस्तावेज क्रमांक : 1568/2002  
 दस्तावेज प्रकार : Apartment Deed

दस्तावेज गणवारी भाग-1

05/04/2002 7:17:58 pm





मुद्रा निदेशक, मुंबई  
अपिलची सुनावणी करण्याखेरीज  
निवेदकाचे सर्व अधिकार असतील

*[Handwritten signature]*

आदीस

बाबला

दस्तावेज क्रमांक १.....

2/9538/2002



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मुंबई शाहर 2 (बरळी)

ड. निवेदकाची हजेरी

*[Handwritten signature]*

2) परगमा सादल, वरीलप्रमाण  
1) दिनांक कदम, फॉट मू 1

त्याची ओळख पटवितात.  
खातील इतरम असे निवेदीत करताना की, ते दस्तऐवज करून देणा-यांना व्यक्तींशः ओळखतात, व ओळख :

दस्तऐवज करून देणार तशाकथील [अपारटेंट जीव] दस्तऐवज करून दिल्याचे कबूल करताना.

ड. निवेदकाची हजेरी, मुंबई शाहर 2 (बरळी)

*[Handwritten signature]*

दस्तावेज क्रमांक : 05/04/2002 07:17 PM

दिनांक क्र. 4 ची वेळ : (ओळख) 05/04/2002 07:17 PM

दिनांक क्र. 3 ची वेळ : (कडुली) 05/04/2002 07:17 PM

दिनांक क्र. 2 ची वेळ : (फी) 05/04/2002 07:16 PM

दिनांक क्र. 1 ची वेळ : (सादरीकरण) 05/04/2002 07:13 PM

दस्तावेजा प्रकार : 25) अपारटेंट जीव

दिनांक : 05/04/2002

दस्तावेज क्रमांक दिनांक : 05/04/2002 07:13 PM

बाजार मूल्य : 7056415 बाबदला : 7056415 भरलेले मुद्रांक शुल्क : 20

दस्तावेज क्र. [बडड2-1568-2002] या गणपारा

घावटी क्र.: 914 दिनांक: 05/04/2002

घावटीचे वर्ण  
नाव: नेशनल स्टॉक एक्सचेंज इ लि बॉक गुपेश  
मिस्त्री

100 : नोंदणी फी  
440 : नक्कल (अ. 11(1)), पुस्तिकासाठी नक्कल  
(अ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

540: एकूण





Deed of Apartment of Apartment No.402 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 5 DAY OF MARCH, 2002

Scanning OK  
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