



THIS INDENTURE made at Mumbai on this 5 day of March 1956
 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

WHEREAS :

(1) Teresa Bonnie Fernandes, (2) Thomas Valentine Esperance, (3)

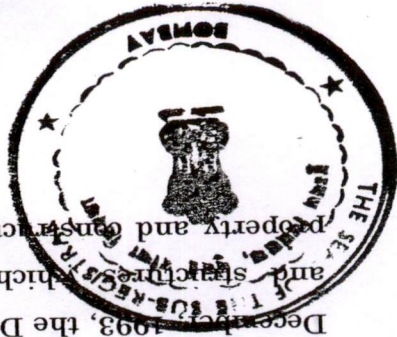
John Valentine Esperance, (4) Lorraine Fernandes, (5) Ronnie Alias Ronald Mathias Fernandes, (6) Thomas Pereira, (7) Melanie Catherine Lobo, (8) Maxwel Pereira and (9) Malcolm Pereira were seized and possessed of and otherwise well and sufficiently entitled to the property bearing Final Plot No.766 of 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

particularly described in the First Schedule herunder written and shown surrounded by a 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

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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 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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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 ^{Green} Blue line is hereto annexed and marked

Annexure 'D'

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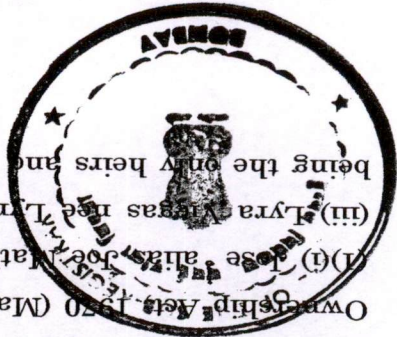
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(10) The said Ronnie alias Ronald Mathias Fernandes died at Mumbai on or about 22nd August, 1999 without leaving any Will leaving his father Jose alias Joe Mathias Fernandes and mother Teresa Bonnie Fernandes and only brother Robin Fernandes and only 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 (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



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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 of and from the same and every part thereof do hereby acquire, release (and discharge the Apartment Owner for ever). THEY the Developers do hereby grant, release, convey, assign, transfer and assure under the Apartment Owner ALL THAT Apartment No.403 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.403 on the Fourth floor of the building constructed on the property described in the Second Schedule herunder 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.403 on the Fourth floor of the building on the said property described in the Second Schedule herunder written in favour of the said Apartment Owner, which the Developers have agreed to do in the manner hereinafter appearing.

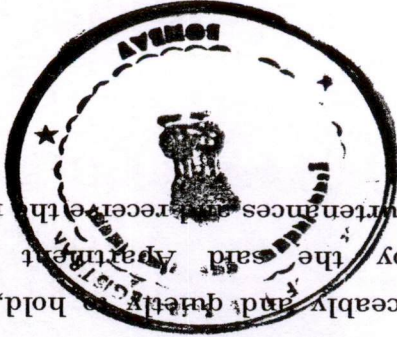
Bonnie Fernandes and the late Bonnie Mathias Fernandes and (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (4) Lorraine Fernandes, (5) Thomas Pereira, (6) Melanie Catharine Lobo, (7) Maxwel Pereira and (8) Malcolm Pereira and the Developers abovenamed have executed a Declaration dated 28/3/2002 lodged it for registration in the office of the Sub-Registrar of Assurance at Mumbai, under Serial No.88E2-61423 of 2002 under which the land, hereditaments and premises described in the Second Schedule herunder written have been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970.

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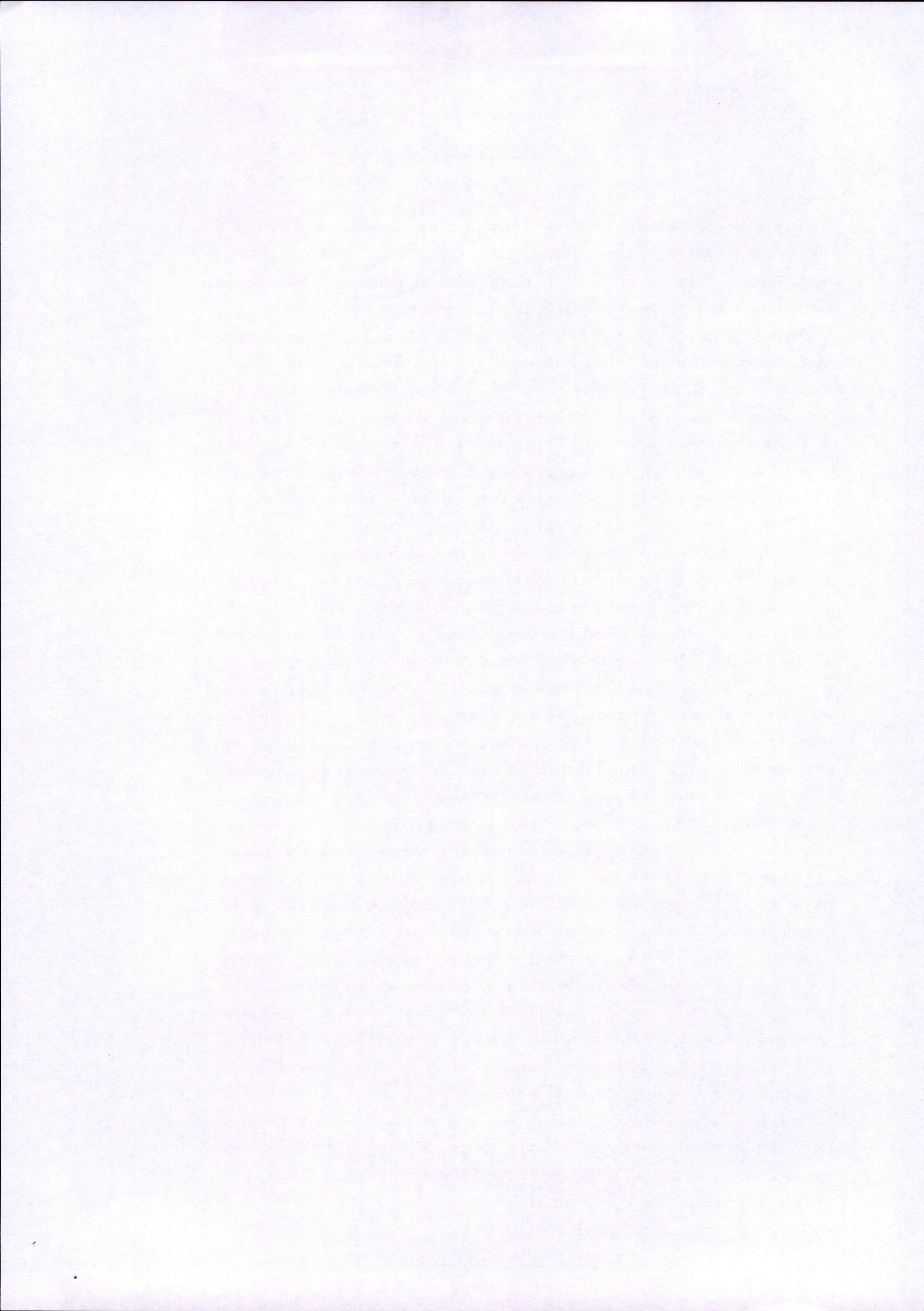
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the forth floor of the said building stands on the property described in the Second Schedule hereunder written and which apartment is more particularly described in the Fourth Schedule hereunder written and which Apartment is shown on Plan No. H-hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH undivided 4.31% (Four^{POINT} Thirty One) 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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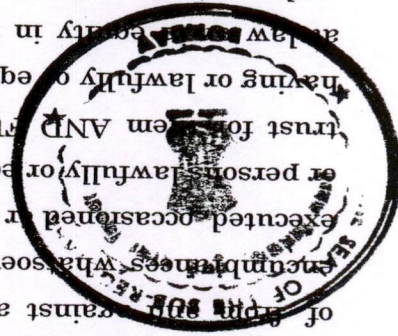
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own use and benefit without any suit, lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Developers sufficiently saved, defended, kept harmless and indemnified of against all former and other estates, titles, charges and made, executed or suffered by the Developers or by any other person or person 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 in lawfully or equitably claiming any estate, right, title or interest 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 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

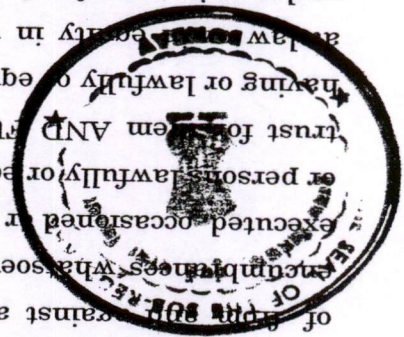
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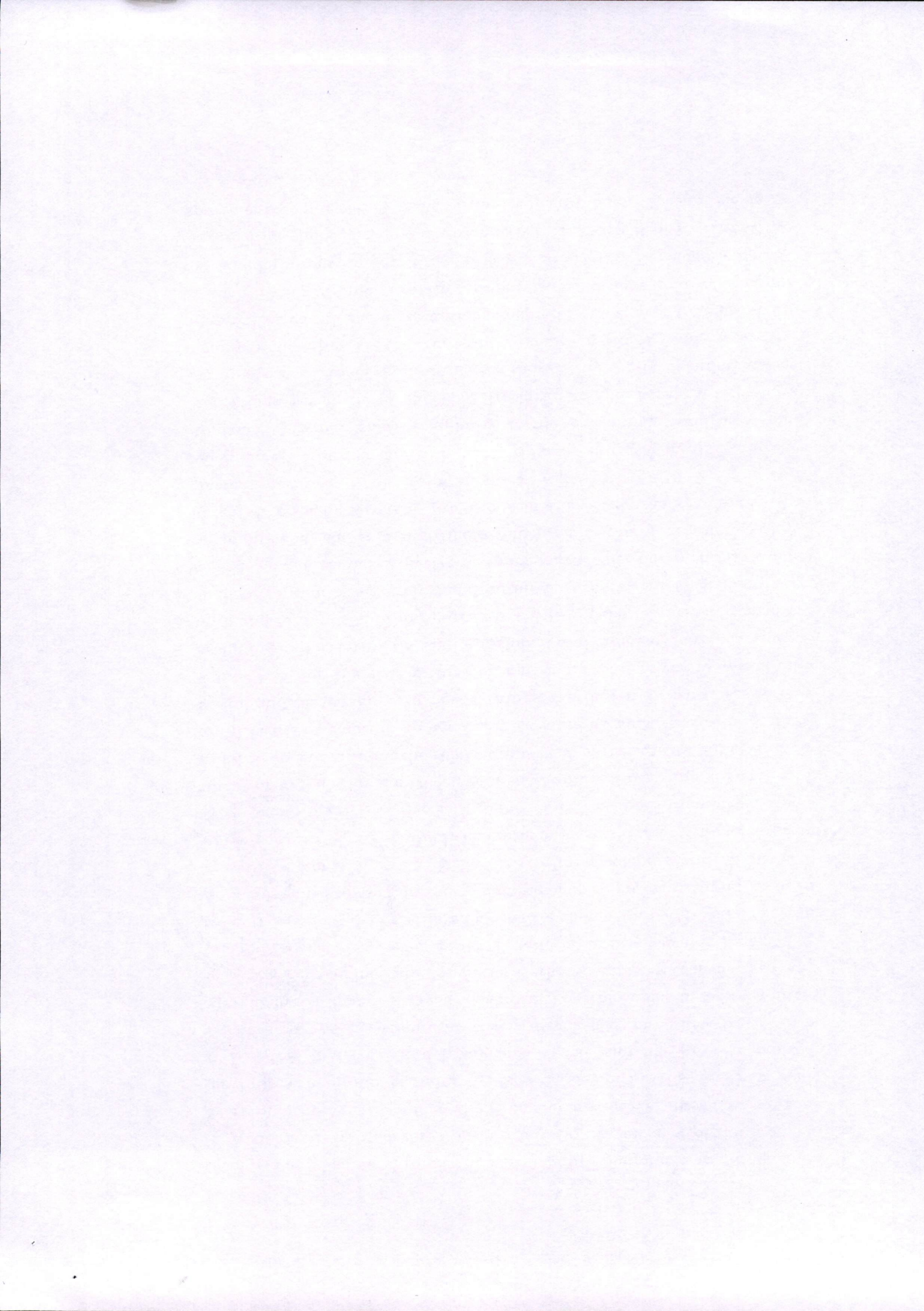
own use and benefit without any suit, law, action, interruption, claim and demand whatsoever from or by the Developers or any person claiming through or under them or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Developers sufficiently saved, defended, kept harmless and indemnified of 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 person 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 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 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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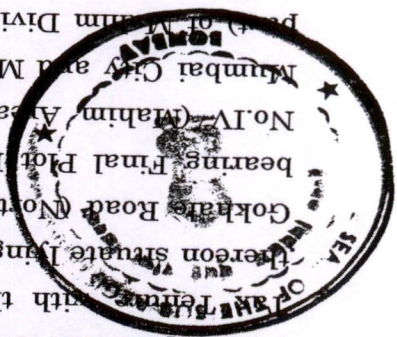
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All that piece or parcel of land or ground admeasuring 1220.55 square yards equivalent to 1020.50 square metres, or thereabouts of Pension and Tax Tenure with the messuages, tenements and structures standing thereon situate lying and being at College 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 (part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1),

THE SECOND SCHEDULE HERINAbove 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 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. 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. 4488 (1), (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 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



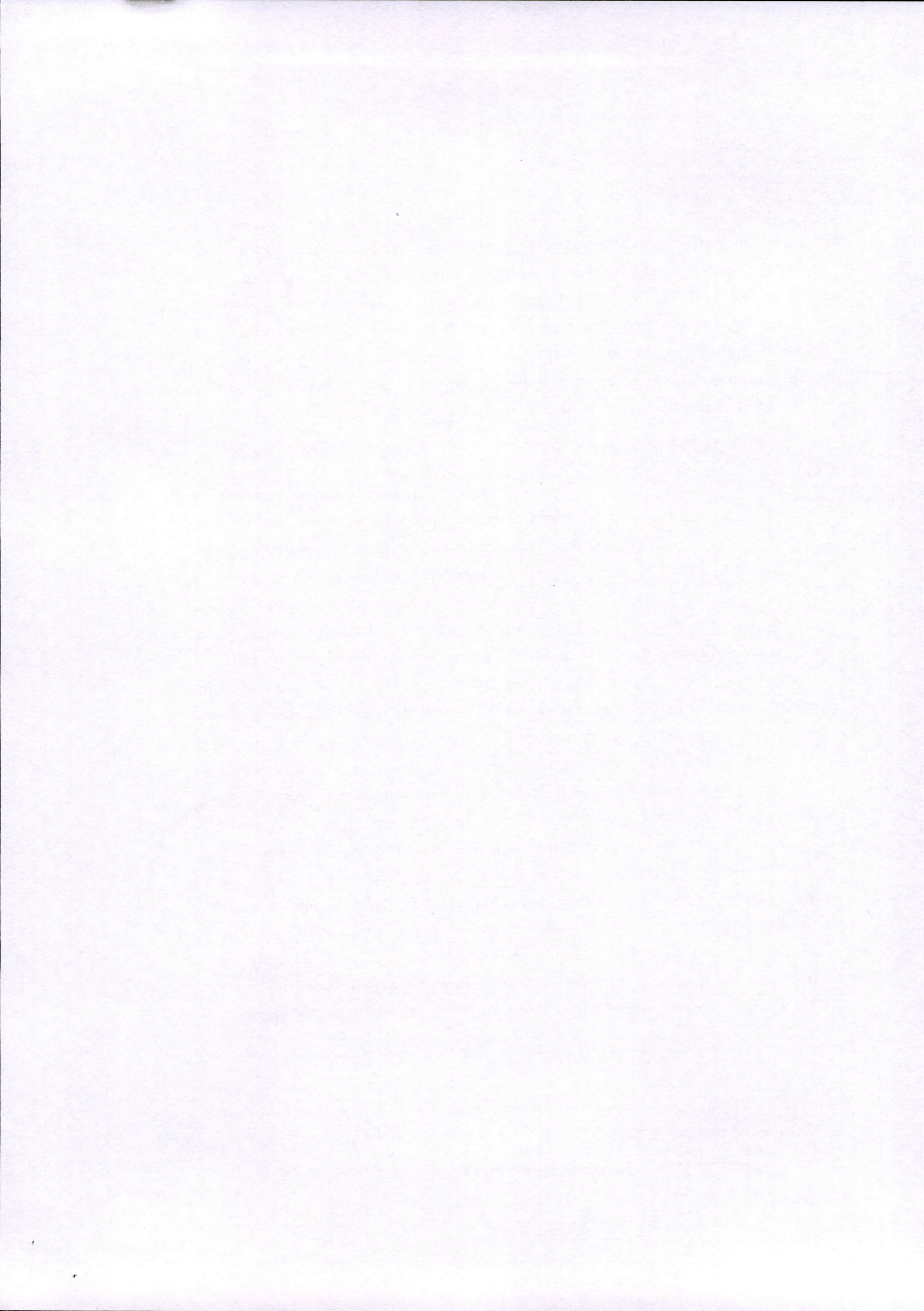
THE FIRST SCHEDULE HERINAbove REFERRED TO :-

presents the day and year first herein above written.

IN WITNESS WHEREOF the parties hereto have executed these

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hereto annexed and marked Annexure 'A'.

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All that piece or parcel of land or ground admeasuring 737.51 square yards equivalent to 616.63 square metres, or thereabouts of Pension and Tax Tenure with the messuages, tenements and structures standing thereon situate lying and being at College gully and at the road joining Gokhale Road (North) and Cadell Road, Mahim Division, Bombay and bearing Final Plot No.766-B of Town Planning Scheme of Bombay City No.IV (Mahim Area) in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Cadastral Survey No.103 part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. 848, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" North Ward Nos. 4487 (1A), 4487 (1B), 4487(1C), 4487(2) and 4487 (2A) and Street Nos.15A, 15AA, 15AB, 15AC, 15B and 15BA of the Road joining Gokhale road (North) and Cadell Road, Mumbai and bounded on the North by property bearing Final Plot No.766-A on the South by 4.57 metre wide Road on the East by 9.15 metre wide Road and on the West by property bearing Final Plot No.763 and designated as Plot 'B' and shown surrounded by blue coloured boundary line on the plan

THE THIRD SCHEDULE HEREINAFOVE REFERRED TO

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 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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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

Apartment No.403 admeasuring about 90.99 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 written shown surrounded by red line on Plan No. II hereto annexed.

(Signature)
Annexure 'B' (copy) B.M.

SIGNED SEALED AND DELIVERED by the

withinnamed Developers SURAJ

ESTATE DEVELOPERS PVT. LTD.

in the presence of

C.M. SHAM

(Signature)

SIGNED SEALED AND DELIVERED by the

withinnamed Apartment Owner

NATIONAL STOCK EXCHANGE

OF INDIA LTD. in the presence of

VIKRAM KADAM

(Signature)

National Stock Exchange of India Ltd.

B.M. WADHWA
 Authorised Signatory

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(Signature)
Chaitanya & Associates, Chartered Accountants

(Signature)
Thomas D'Souza

(Signature)
Suraj Estate Developers Pvt. Ltd.



PLAT AREA CALCULATION

PLAT A
 1. 43.50 X 21.54 X 27 = 471.75 SQ.MS.
 2. 43.50 X 22.25 X 27 = 485.05
 3. 43.50 X 17.25 X 27 = 176.50
TOTAL = 1132.30

PLAT B
 1. 16.75 X 27.80 = 465.75
 2. 15.00 X 15.00 = 225.00
 3. 15.00 X 15.00 = 225.00
TOTAL = 915.75

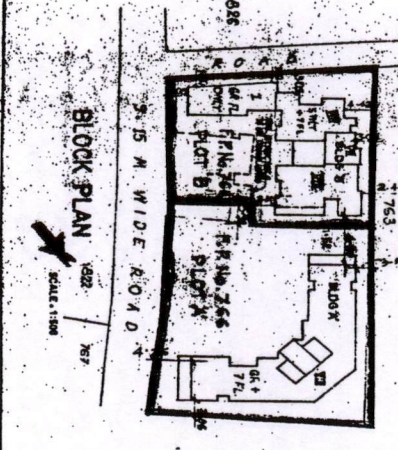
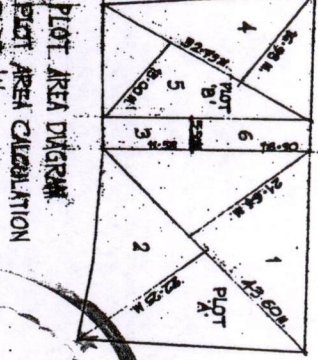
PLAT C
 1. 16.75 X 27.80 = 465.75
 2. 15.00 X 15.00 = 225.00
 3. 15.00 X 15.00 = 225.00
TOTAL = 915.75

AREA STATEMENT

AREA OF PLOT (AS PER RECORD) = 1037.13 SQ.MS.

AREA OF PLOT (BY METHOD) = 1030.80 SQ.MS.

TOTAL AREA OF PLOT (A+B) = 1637.18



AREA STATEMENT OF PLOT

NO.	DESCRIPTION	AREA (SQ.M)	PLAT A	PLAT B
1.	AREA OF PLOT	1037.13	1037.13	0.00
2.	TOTAL AREA OF NON-CESSED STRUCTURE	722.32	722.32	0.00
3.	LAND COMPONENT REQ. FOR NON-CESSED STRUCTURE	543.09	543.09	0.00
4.	DEDUCT ITEM NO.3 FROM ITEM NO.3	109.04	109.04	0.00
5.	BLL. AREA OF PLOT	109.04	109.04	0.00
6.	F.S.I. 300 FOR ITEM NO. 5 ABOVE	218.08	218.08	0.00
7.	F.S.I. 133 FOR LAND COMPONENT OF NON-CESSED STRUCTURE	722.32	722.32	0.00
8.	TOTAL F.S.I PERMISSIBLE (ITEM NO. 6+7 ABOVE)	2900.40	2900.40	0.00
9.	FLOOR SPACE REQ. (F.S.I) E. +4+1 = 157/18	1.777	1.777	0.00

PROFORMA - A

AREA STATEMENT	PLAT A	PLAT B
AREA OF PLOT	1020.50	818.63
DEDUCTION FOR (A) ROAD SET BACK AREA		
(B) PROPOSED ROAD		
(C) ANY RESERVATION		
(D) TOTAL (A+B+C+D)		
BALANCE AREA OF PLOT = 80		
DEDUCTION FOR (A) RECREATION GROUND 15%		
(B) INTERNAL ROAD		
(C) TOTAL (A+B+C)		
NET AREA OF PLOT = 40		
ADDITION FOR FLOOR SPACE INDEX		
281.100 % SET BACK AREA		
TOTAL AREA 67.8		
F.S.I. PERMISSIBLE	1.777	1.777
PERMISSIBLE FLOOR AREA	1014.19	1096.21
EXISTING FLOOR AREA		
PROPOSED AREA	912.92	1004.19
EXCESS BALCONY AREA		5.18
TOTAL B.L.T.P. AREA 100-11-12	912.92	1009.37
F.S.I. CONSIDERED	1.776	1.767

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA PER FLOOR	PROPOSED BALCONY AREA PER FLOOR	EXCESS BALCONY AREA PER FLOOR

PROFORMA - B

CONTENTS OF SHEET

PLAT AREA CALCULATION, BLOCK PLAN & LOCATION PLAN

RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

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

Approved, and to be confirmed mentioned in the office of Mr. S. S. Srinivasan & Srinivasan

TRUE COPY

For Executive Engineer Building Department, Bangalore Municipal Corporation.

CERTIFICATE OF AREA

ENTERED IN THE RECORDS OF THE MUNICIPALITY ON 24/12/2022 AND THE AREA OF THE PLOT IS 1037.13 SQ.MS. AND THE BALANCE AREA OF THE PLOT IS 80 SQ.MS. AND THE TOTAL BALCONY AREA IS 5.18 SQ.MS.

DESCRIPTION OF PROPOSAL AND PROPERTY: PROPOSED SUB-DIVISION ON PROPERTY BEARING P. NO. 78, 178, 105/44/1/1/1, M. U. M. B. A. I.

NAME OF OWNER: _____

Mr. SURAJ ESTATE DEVELOPERS PVT. LTD.

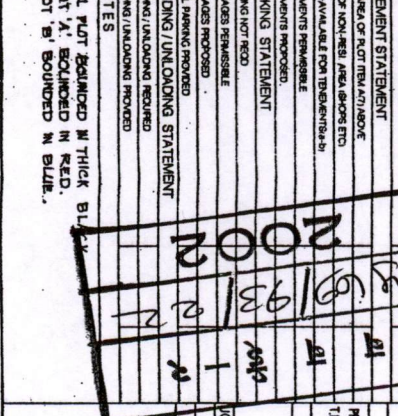
JOB NO. / DSG. NO. / SCALE: _____

DATE: _____

DRN BY: _____

SIGNATURE NAME & ADDRESS OF ARCHITECT:

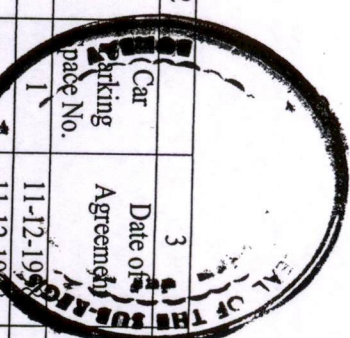
PRAMOD GUPTA
 ARCHITECT & INTERIOR DESIGNER
 907, ARAVIND BUILDING
 1ST FLOOR, HANDE GOWDE
 ROAD, HANDE GOWDE



Annexure "C"

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

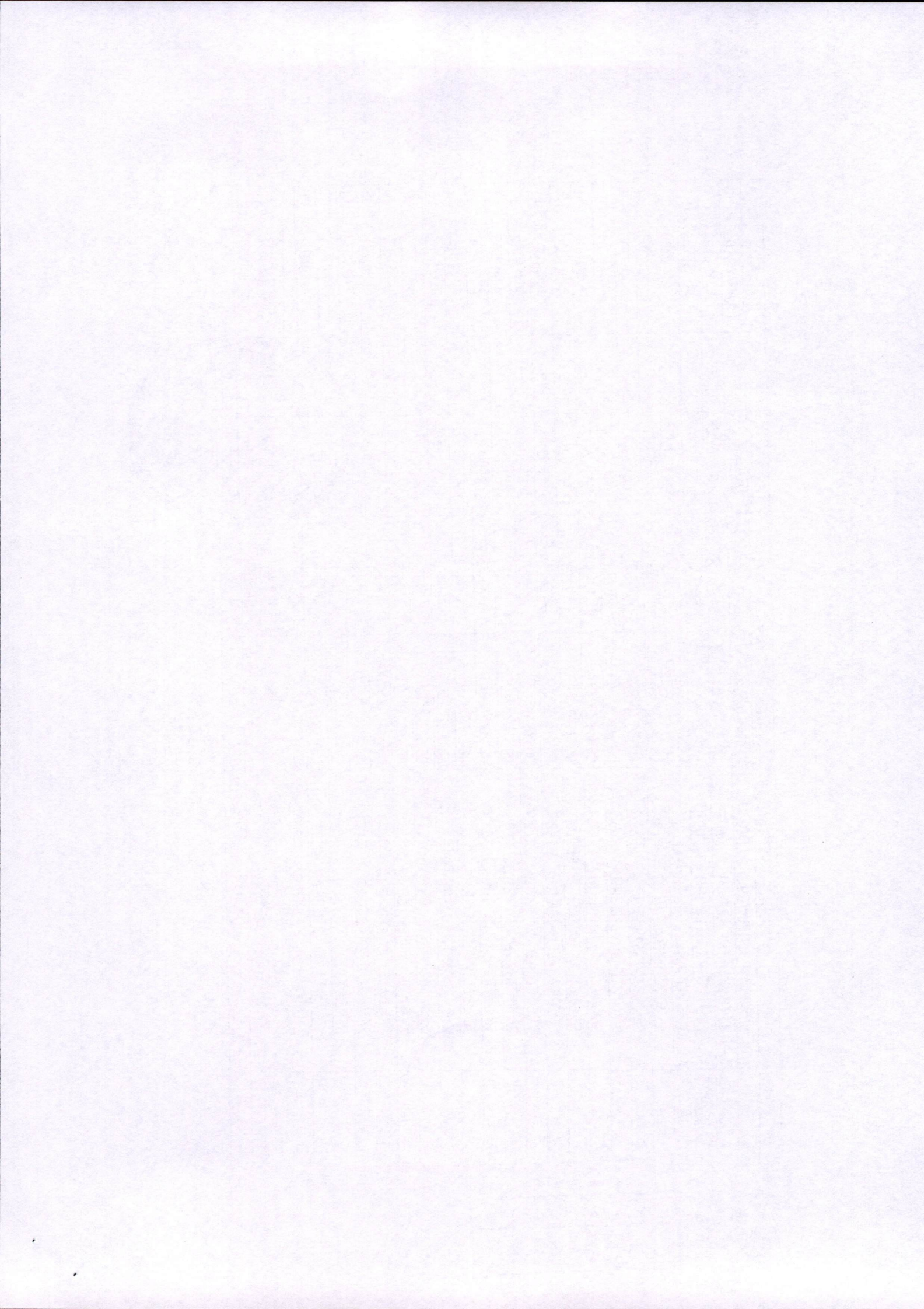
1	2	3	4	5	6	7	8
Sr. No.	Apartment No./Floor/	Car Parking Agreement No.	Name of Purchaser	Purchase Price in Rupees	Stamp duty paid in Rupees	Registered under Serial No. & Date	Remarks
1.	001/Ground	1	NSEIL	73,99,456.45	5,50,750	BBE/5156/98 of 14-12-98	Note I
2.	101/First	*	NSEIL	65,43,440.45	4,82,270	BBE/5157/98 of 14-12-98	Note II & V
3.	102/First	3	NSEIL	65,36,321.75	4,81,670	BBE/5155/98 of 14-12-98	Note III & V
4.	103/First	-	NSEIL	65,43,440.45	4,82,270	BBE/5154/98 of 14-12-98	Note IV & V
5.	201/Second	4	NSEIL	67,80,345.00	5,07,178	BBE-3172/95 of 22-09-95	Note VI
6.	202/Second	5	NSEIL	49,16,379.60	3,52,070	BBE/3752/98 of 09-09-98	-
7.	203/Second	-	John Esperance	4,25,500.00	8,750	BBE-2-576/2002 of 6-2-2002	-
8.	301/Third	6	NSEIL	67,80,345.00	5,07,178	BBE-3168/95 of 22-09-95	-
9.	302/Third	7	NSEIL	70,56,415.00	5,29,266	BBE/3179/95 of 22-09-95	-
10.	303/Third	-	NSEIL	67,80,345.00	5,07,178	BBE/3175/95 of 22-09-95	-
11.	401/Fourth	-	NSEIL	67,80,345.00	5,07,178	BBE/3176/95 of 22-09-95	-
12.	402/Fourth	-	NSEIL	70,56,415.00	5,29,266	BBE/3169/95 of 22-09-95	-
13.	403/Fourth	-	NSEIL	67,80,345.00	5,07,178	BBE/3170/95 of 22-09-95	-
14.	501/Fifth	-	NSEIL	67,80,345.00	5,07,178	BBE/3177/95 of 22-09-95	-
15.	502/Fifth	-	NSEIL	70,56,415.00	5,29,266	BBE/3174/95 of 22-09-95	-
16.	503/Fifth	-	NSEIL	67,80,345.00	5,07,178	BBE/3180/95 of 22-09-95	-
17.	601/Sixth	-	NSEIL	1,03,08,550.00	7,89,434	BBE/3178/95 of 22-09-95	-
18.	602/Sixth	-	NSEIL	1,03,08,550.00	7,89,434	BBE/3171/95 of 22-09-95	-
19.	701/Seventh	-	Dr. V.V. Desai	83,93,000.00	6,30,100	BBE/2233/95 of 20-06-97	Note VII
20.	702/Seventh	-	NSEIL	70,56,415.00	5,29,266	BBE/3173/95 of 22-09-95	Note VIII
21.	703/Seventh	-	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		



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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	36.43
Flat No.102	186.43
	272.86

Build-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

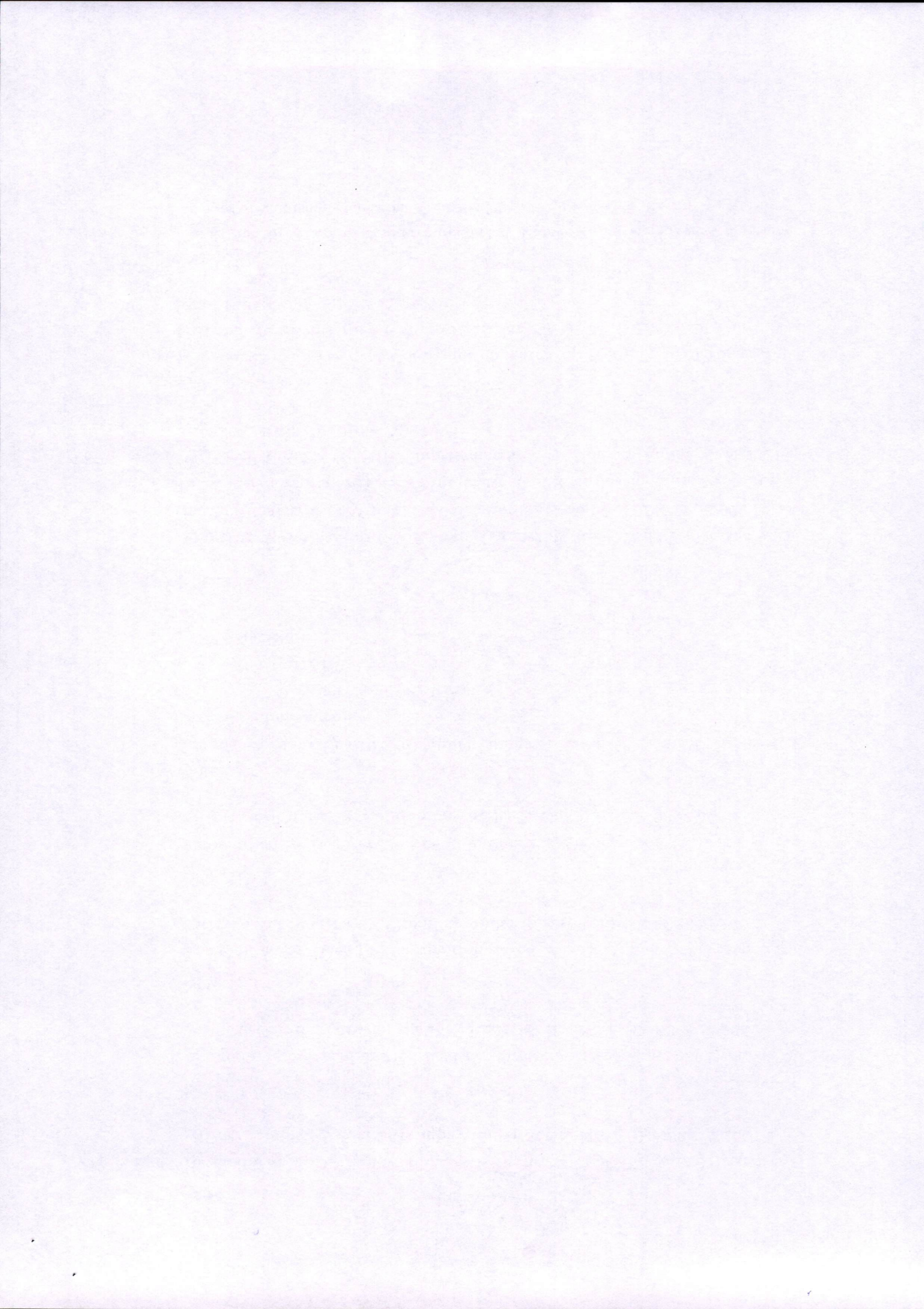
As confirmed by Deed of Confirmation dated 20th June, 1997 registered with the Sub-Registrar of Mumbai under Serial No. BBE/2233/97 on 20th June, 1997.

Note - VIII

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

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 २. अ. न. १०३/१९७७
 ३. अ. न. १०३/१९७७
 ४. अ. न. १०३/१९७७
 ५. अ. न. १०३/१९७७
 ६. अ. न. १०३/१९७७
 ७. अ. न. १०३/१९७७
 ८. अ. न. १०३/१९७७
 ९. अ. न. १०३/१९७७
 १०. अ. न. १०३/१९७७

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

TRUE COPY
 FOR PRAMOD GUPTA ARCHITECT

२
 १९७७/१०/२२
 २००२

To,
 Shri Pramod Gupta,
 Architect,
 507, Apejay Building,
 Mumbai Samachar Marg,
 Mumbai-400 023.

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

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

1. That all the conditions of I.O.D. dated 30/05/1995 and conditions of amended plans 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 Crt. 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 B.R. Card for the sub divided plots shall be obtained and submitted before full O.C. of Building "B".
8. That no additional sub-division shall be allowed on the sub-divided plots under reference, in future.



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ANNEXURE-D



for Dy. Chief Engineer
Building Proposals (City).
21/10/01

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

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

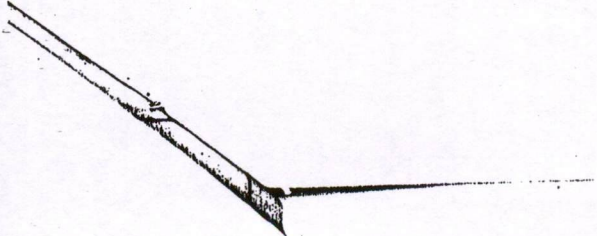
07-06-01 NO.EB/8108/GNA. of

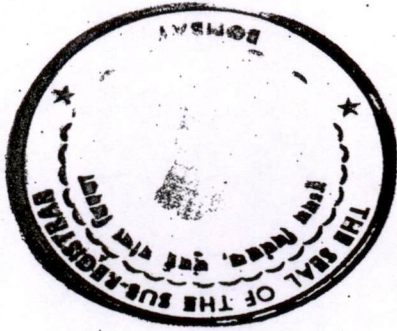
Acc.: A set of plan.

Yours faithfully,
5/11
Dy. Chief Engineer
Building Proposals (City).

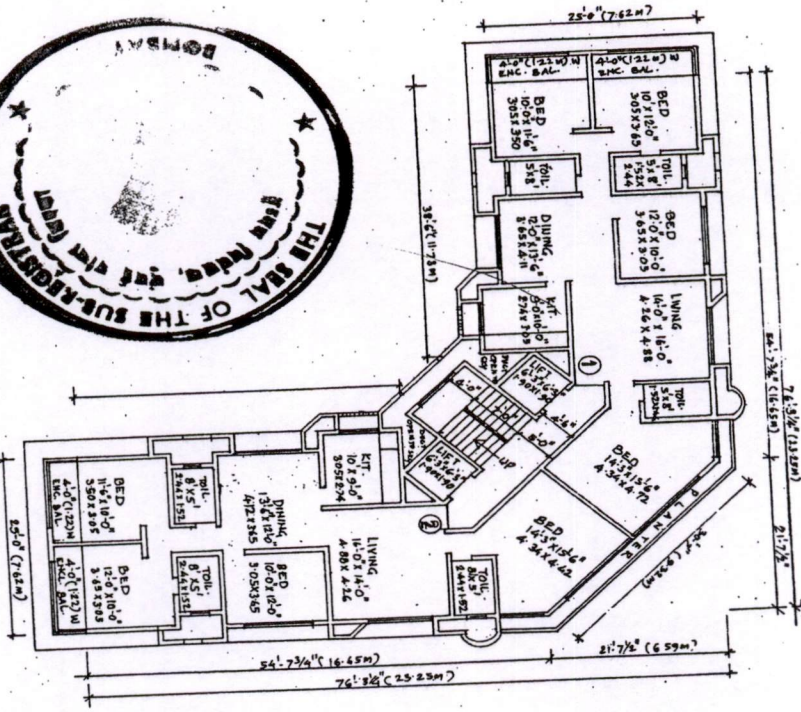
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A set of plan is attached herewith as a token of approval.

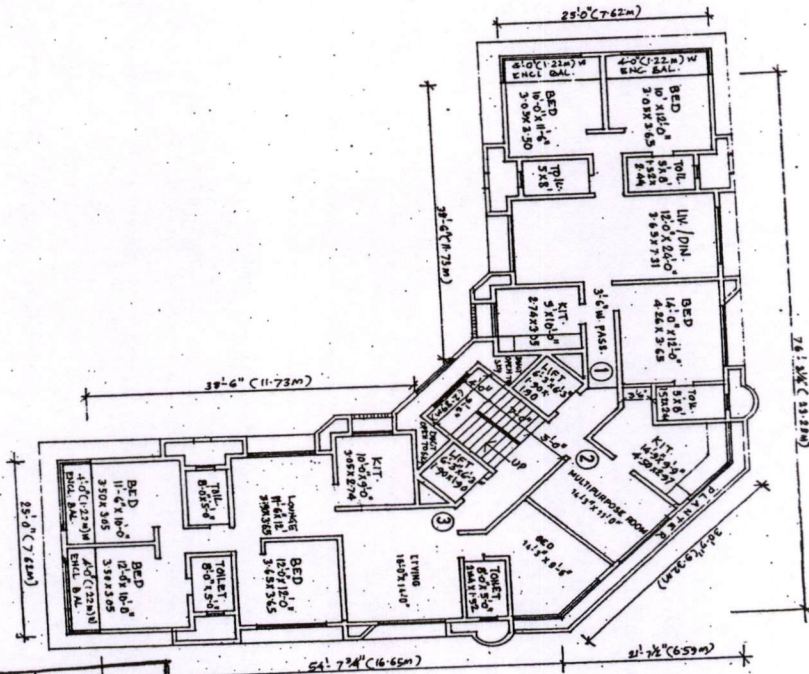




6TH FLOOR PLAN
SCALE: 1"=8'



7TH FLOOR PLAN
SCALE: 1"=8'



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

FLOOR	PLAT NO.	BU AREA (SQ SQM)	SUPER BU AREA IN SQ.MT.
6TH FL.	601	135.07	158.45
	602	135.07	158.45
7TH FL.	701	111.27	132.49
	702	28.28	33.09
	703	127.70	160.93

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

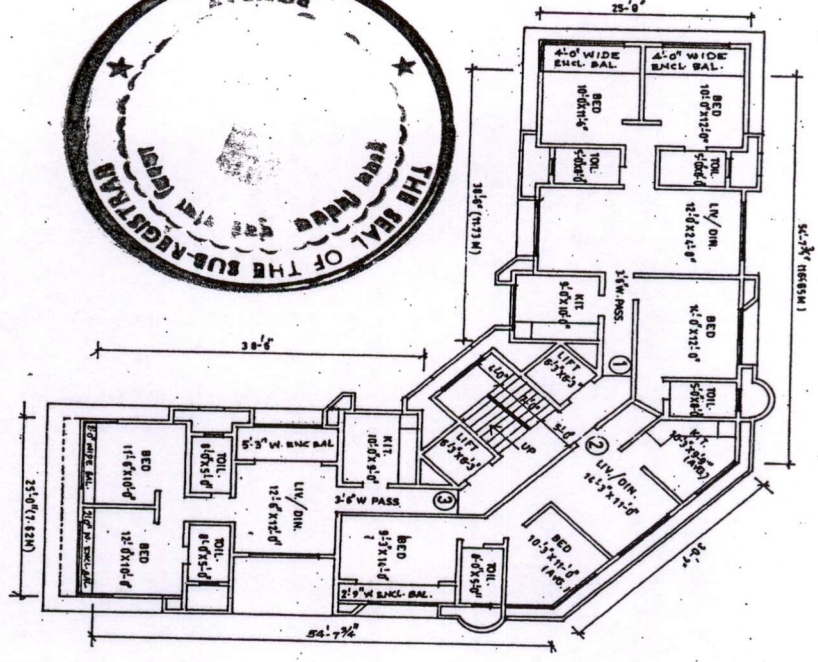
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M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.
MAIN: WTA BLDG HARIY NAGAR
MAIN: HOORALIBOORU

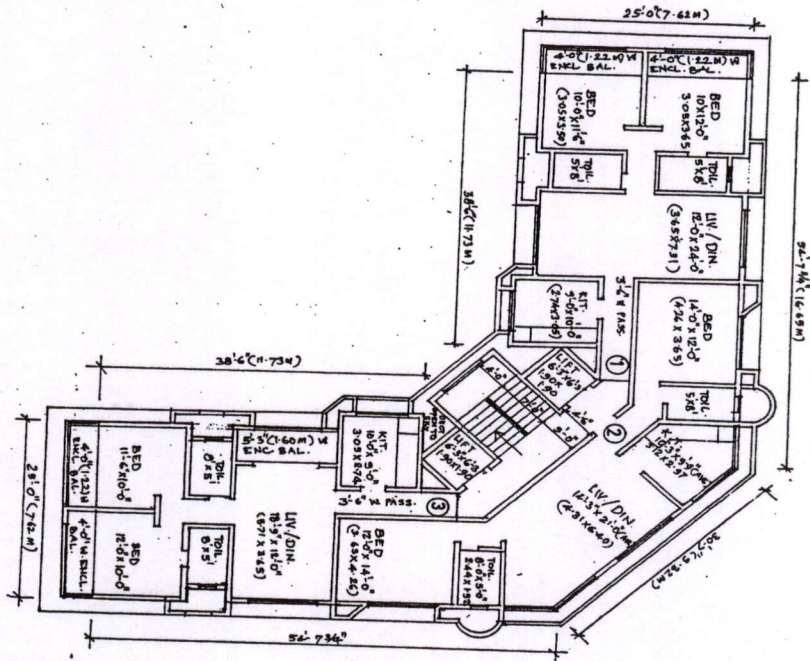




SECOND FLOOR PLAN
SCALE: 1" = 8'-0"



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



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

FLOOR	FLAT NO.	BUILT UP AREA (SQ.MT)	SUPER B.U. AREA (SQ.MT)
2ND FL.	201	71.73	0.61
	202	80.20	9.08
	203	78.51	90.82
3RD FL.	301	90.89	08.74
	302	90.89	100.63
	303	90.89	108.94
4TH FL.	401	90.89	106.74
	402	90.89	106.81
	403	90.89	106.74
5TH FL.	501	90.89	106.74
	502	90.89	106.81
	503	90.89	106.74

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TYPICAL FLOOR PLAN (3RD 4TH & 5TH)
FOR NEAT HOUSE AT F.P.NO. 786,
COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.
MAIN WING BLDG. MAIN WING
PLOT NO. 100/101

(Signature)



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		साही <i>[Signature]</i>	सिवर कॉम्प्लेट बांदा मं 50	2
सुरल इस्टेट डे मा लि तर्क शॉमस राजन		Executor		
		साही B. M. Kulkarni	एक्सवेल प्लाशा बांदा मं 51	1
नरानल स्टॉक एक्सवेल ऑफ डे लि तर्क मुंश		Executant	मिस्त्री	

अपु क्र. पक्षकाराचे नाव पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा रसा

दस्तावेजा प्रकार : Apartment Deed

दस्ता क्रमांक : 1571/2002

दस्ता गीणवारा भाग-1

05/04/2002 7:33:43 pm



निबंधकाची सर्व गोष्टीकारे असतील
अपिलकाची सुनावणी करणारेही
दुय्यमनिबंधक, मुंबई

५/१८/२००२
गोदाल

मुद्रक कार्यालय

२/१५/०९/२००२



२००२
१५/०९/२२/२२
२ - २

मुंबई शहर २ (बरेली)
दु. निबंधकाची आहे

२) परग सांबल, बरीलपण
१) विजय कदम, फोर्ट म १
त्याची ओळख पटविला.

खालील इंसम असे निवदीत करताना की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व ओळख :

दस्तऐवज करून देणार तशाकशीत [अणुदंभूट जीड] दस्तऐवज करून दिल्याचे कबूल करतात.

दु. निबंधकाची आहे, मुंबई शहर २ (बरेली)

दस्त नोंद केल्याचा दिनांक : ०५/०४/२००२ ०७:३३ PM

शिक्का क्र. ४ ची वेळ : (ओळख) ०५/०४/२००२ ०७:३३ PM

शिक्का क्र. ३ ची वेळ : (कबुली) ०५/०४/२००२ ०७:३३ PM

शिक्का क्र. २ ची वेळ : (फी) ०५/०४/२००२ ०७:३२ PM

शिक्का क्र. १ ची वेळ : (सादरीकरणा) ०५/०४/२००२ ०७:३० PM

दस्तावा प्रकार : २५) अणुदंभूट जीड

निष्पादनाचा दिनांक : ०५/०४/२००२

दस्त हजर केल्याचा दिनांक : ०५/०४/२००२ ०७:३० PM

बाजार मूल्य : ६७८०३४५ मोबदला : ६७८०३४५ भरलेले मुद्रांक शुल्क : २०

दस्त क्र. [६७८२-१५७१-२००२] या गणपारा

भावती क्र. ९१७ दिनांक: ०५/०४/२००२

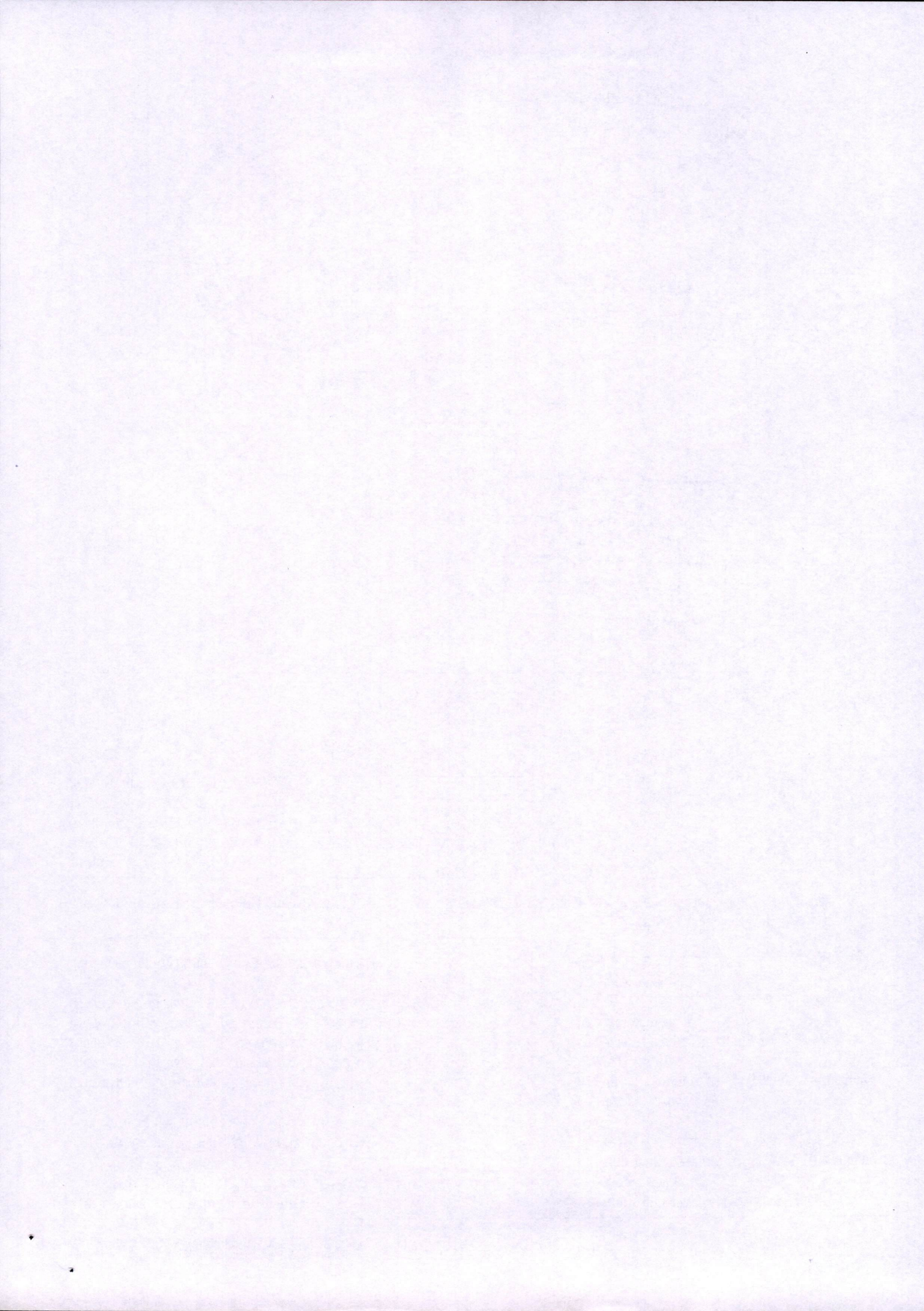
भावतीचे वर्णन
नाव: नेशनल स्टॉक एक्सचेंज ऑफ इंडिया लि. मुंबई
निस्त्री

१०० : नोंदणी फी
४४० : नकल (अ. ११(१)), पुस्तिकांनाची नकल
(अ. ११(२)),
रुजवात (अ. १२) व छयाविचरण (अ. १३) ->
एकत्रित फी

५४०: एकूण

दस्त गणपारा भाग - २





Deed of Apartment of Apartment No. 403 in
Near House, College Gully, Dadar,
Mumbai 400 028.

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