



THIS INDENTURE made at Mumbai on this 5th day of ~~March~~ ^{APRIL} 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
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WHEREAS :

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(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) Maxwell 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 hereunder written and shown surrounded by a ^{blue} red coloured boundary line on the plan hereto annexed and marked Annexure "A" and hereinafter referred to as 'the said property'.

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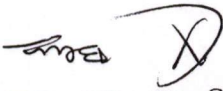
 Ann. "A"

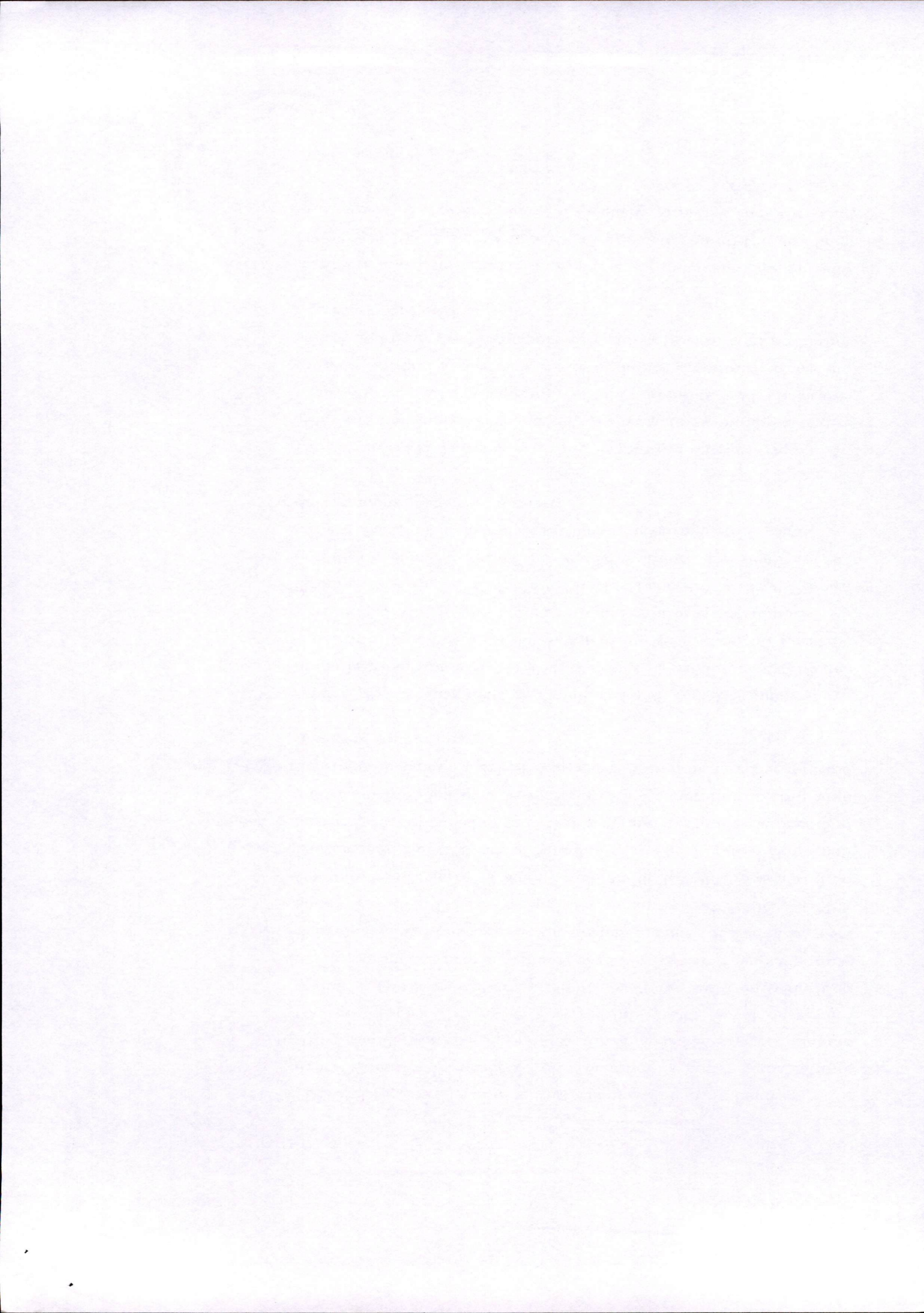
(2) Under the Development Agreement dated 23rd December, 1993 made between the said (1) Teresa Bonnie Fernandes, (2) Thomas Valentine Esperance, (3) John Valentine Esperance, (4) Lorraine Fernandes, (5) Ronnie Alias Ronald Mathias Fernandes, (6) Thomas Pereira, (7) Melanie Catherine Lobo, (8) Maxwell 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.

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



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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 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

(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.

property and constructed on the portion described in the Second 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.

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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/4287/95 of 1995 on 22-9-1995, the Developers have agreed to sell Apartment No.703 on the seventh 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.702.703

(8)

30th October

in Annexure "C" hereto.

Ann. "C"

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

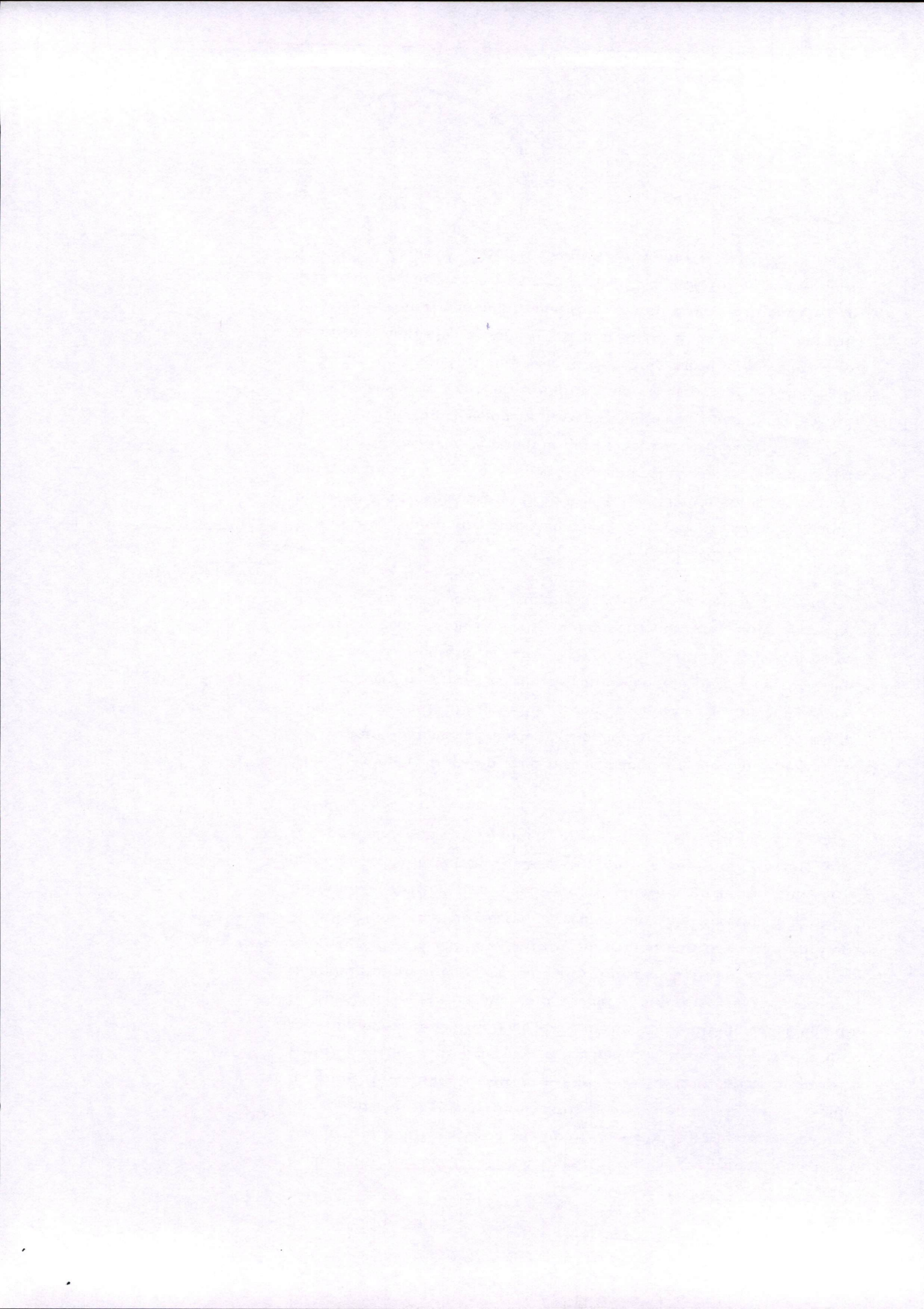
(7)

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 proposed in place of Society office/Pestal 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 Schedule hereunder written in the said building 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.

Ann. "B" collectively.

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(9)

Sub-division of the said property into Plot-A measuring 1020.50 square metres described in the Second Schedule hereunder written and Plot-B measuring 616.63 square metres described in the Third Schedule hereunder written has been approved by the Municipal Corporation of Greater Mumbai under letter No. EB/8108/GN/A of 7th June, 2001 and a copy of the said sanction therewith, on which Plot-A described in the Second Schedule hereunder written is shown surrounded by a red line and Plot-B described in the Third Schedule hereunder written is shown surrounded by Blue line is hereto annexed and marked "Ann. D".

Annexure "D".

(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.

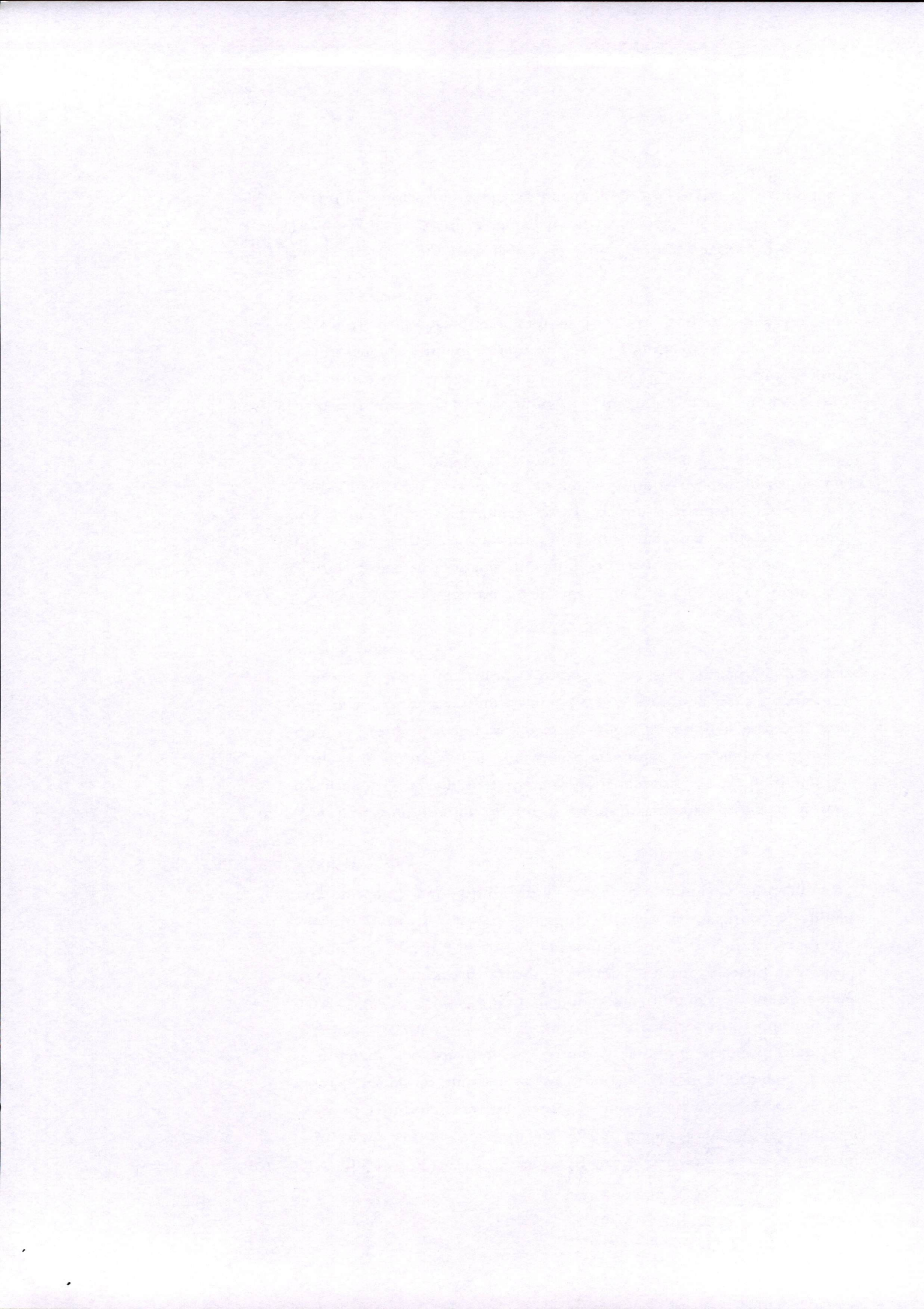
(13)

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,

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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) of and from the same and every part thereof doth hereby acquit, release and discharge the Apartment Owner for ever).

(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.703 on the Seventh 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.703 on the Seventh 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 which the land, hereditaments and premises described in the Assurance at Mumbai, under Serial No.85E2-01423 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

Lobo, (7) Maxwel Pereira and (8) Malcolm Pereira and the Lorraine Fernandes, (5) Thomas Pereira, (6) Melanie Catherine Thomas Valentine Esperance, (3) John Valentine Esperance, (4) Bonnie Fernandes and the late Ronnie Mathias Fernandes and (2)

being the only heirs and legal representatives of the late Teresa (iii) Lyra Viegas nee Lyra Fernandes and (iv) Rodin Fernandes

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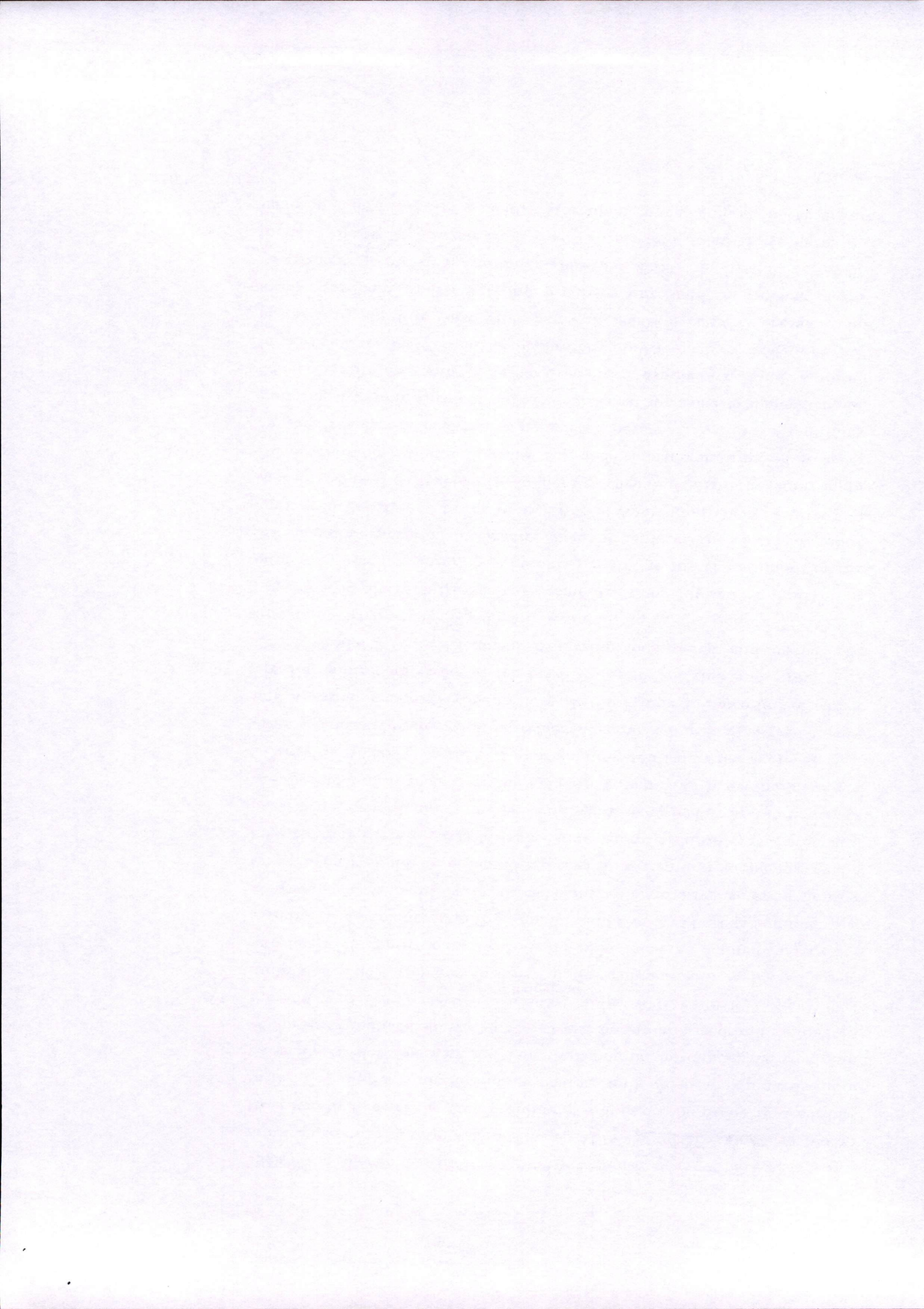


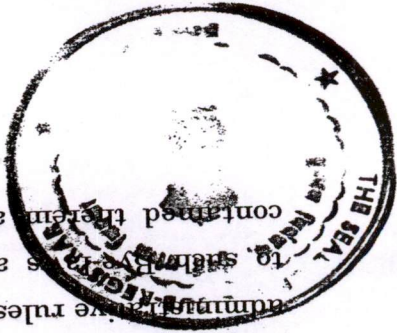
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THEY the Developers do hereby grant, release, convey, assign, transfer and assure unto the Apartment Owner ALL THE Apartment No. 703 on the seventh floor of the said building standing on the property described in the Second Schedule hereunder written and which apartment is more particularly described in the Fourth Schedule hereunder written and ^{Annexure 'B' (copy)} which Apartment is shown on Plan No. H hereto annexed and delineated thereon with red coloured boundary lines AND TOGETHER WITH undivided 6.06% (Six-six) 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 lawfully to hold, enter upon, have, occupy, possess and

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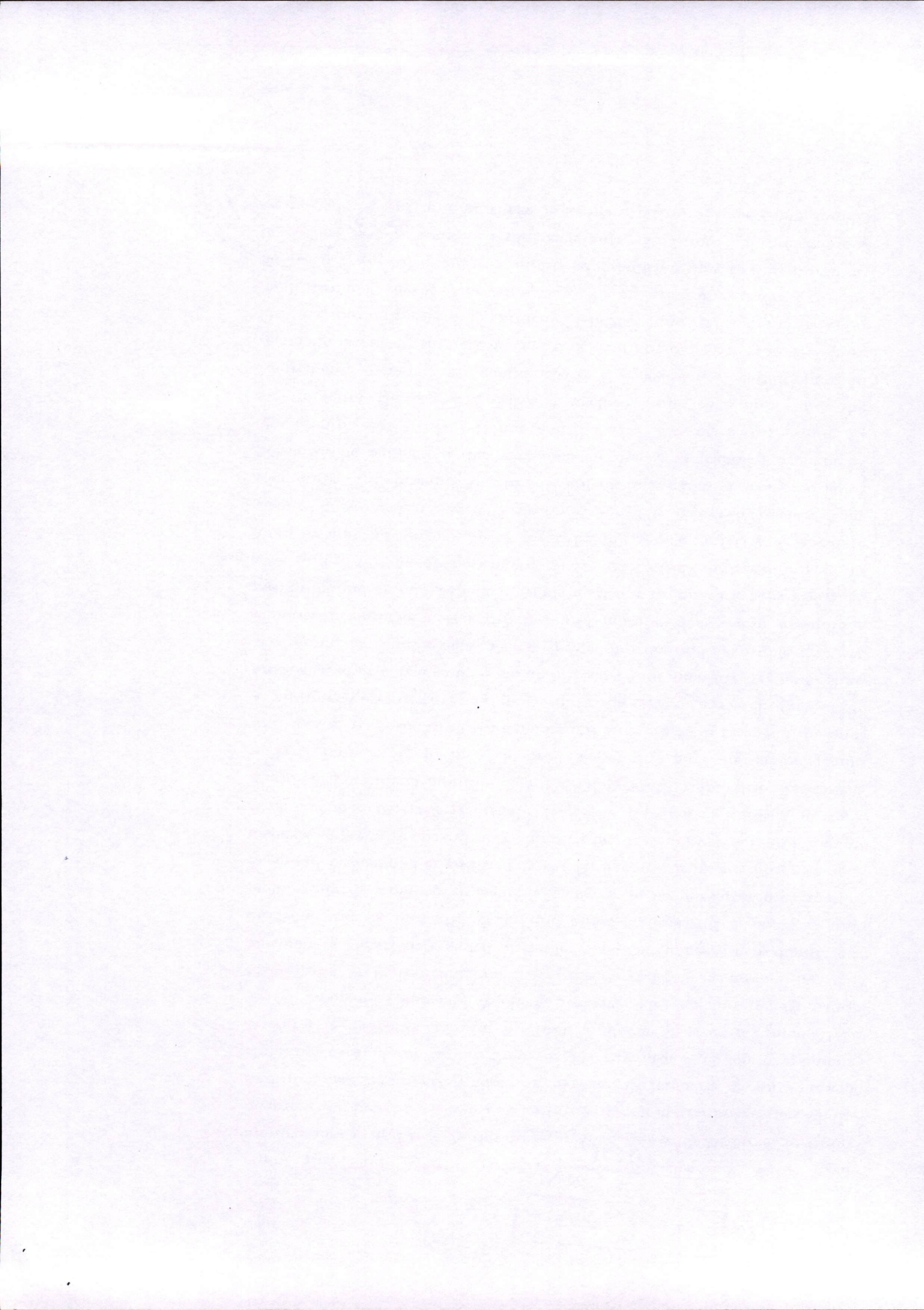




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enjoy the said Apartment and every part thereof with their appurtenances and receive the rents, income and profits thereof for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Developers or any person claiming through or under them or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and 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 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 the said By-laws and also the covenants, conditions and restrictions contained therein and in these presents AND the Developers hereby

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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 messages, tenements and structures of 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

THE SECOND SCHEDULE HEREINABOVE REFERRED TO :-

hereto annexed and marked Annexure 'A', and shown surrounded by black coloured boundary line on the plan and on the West by property bearing Final Plot No.763 on the East by 9.15 metre wide Road on the South by 4.57 metre wide Road the North by property bearing Final Plot No.765 joining Gokhale road (North) and Cadell Road, Mumbai and bounded on Street Nos.15A, 15AA, 15AB, 15AC, 15B and 15BA of the Road North Ward Nos. 4487 (1A), 4487 (1B), 4487(1C), 4487(2) and 4487 (2A) 848, 848AA, 848AB, 848AC, 848AD and 848AE of College Gully and "G" 4488 (1A), 4488 (1B), 4488 (1C), 4488 (1D) and 4488 (1E) and Street Nos. (part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1), Mumbai City and Mumbai Suburban bearing Cadastral Survey No.103 No.IV (Mahim Area) in the registration District and Sub-District of bearing Final Plot No.766 of Town Planning Scheme of Bombay City Gokhale Road (North) and Cadell Road, Mahim Division, Bombay and thereon situate lying and being at College gully and at the road joining Tax Tenure with the messages, tenements and structures standing yards equivalent to 1637.14 square metres, or thereabouts of Pension and

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :-

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

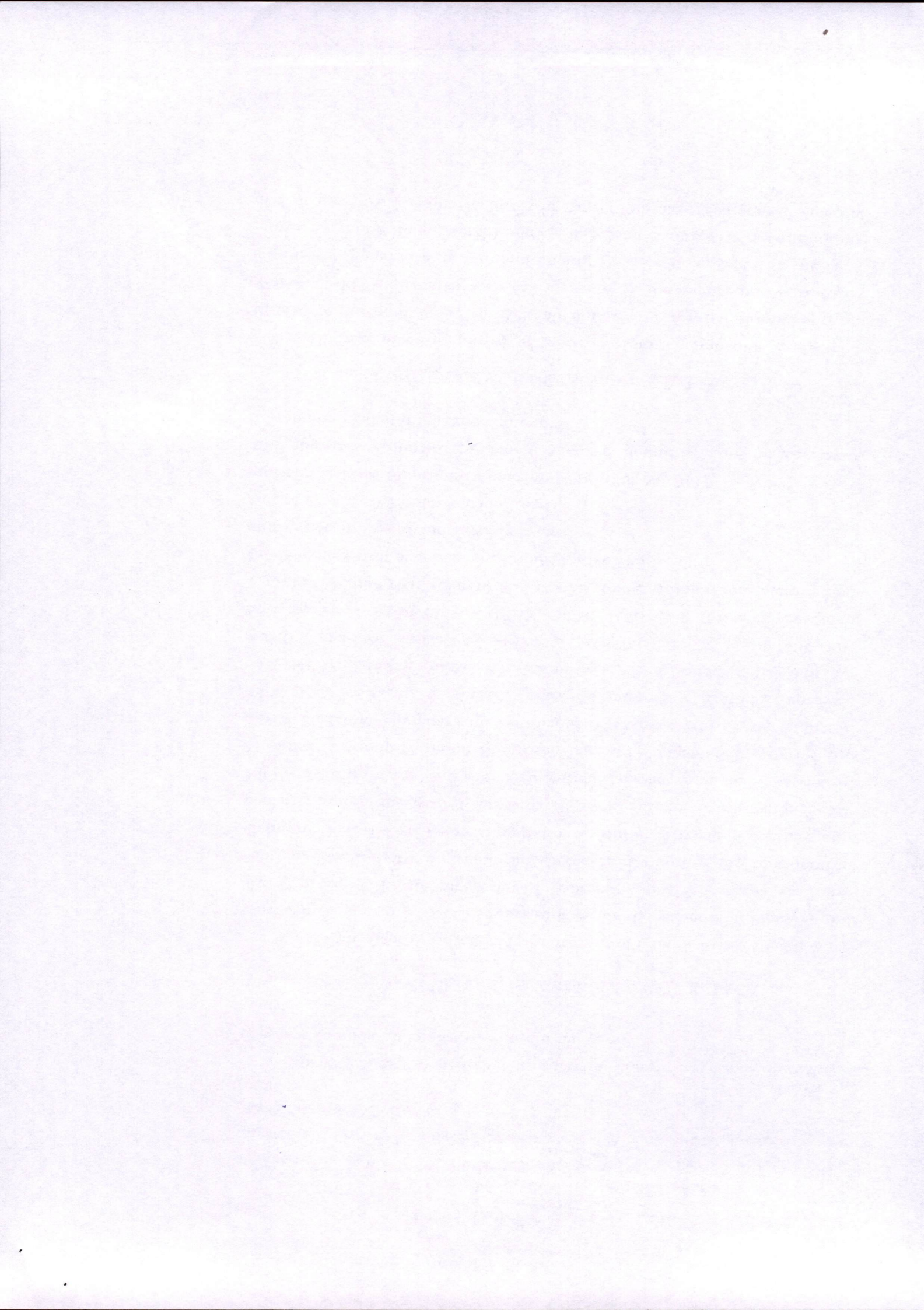
APARTMENT OWNER hereby declare that their Permanent Account No. is

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declare that their Permanent Account No. is 8375 H and the

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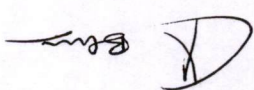
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City No. IV (Mahim Area) in the registration District and Sub-District of
 Mumbai City and Mumbai Suburban bearing Cadastral Survey No. 103
 (part) of Mahim Division and Municipal "G" North Ward Nos. 4488 (1),
 4488 (1A), 4488 (1B), 4488 (1C), 4488 (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, 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 property bearing Final Plot No. 766-B described in the
 Third Schedule hereunder written
 on the East by 9.15 metre wide Road
 and on the West by property bearing Final Plot No. 763 and designated as
 Plot 'A' and shown surrounded by red coloured boundary line on the plan
 hereto annexed and marked Annexure 'A'.

THE THIRD SCHEDULE HEREBINAFOVE REFERRED TO

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, 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 North by 4.57 metre wide Road
 on the East by 15 metre wide Road







Vikram Kadam
OF INDIA in the presence of :

NATIONAL STOCK EXCHANGE
withnammated Apartment Owner
SIGNED AND DELIVERED by the

() National Stock Exchange of India Ltd.
() *B.M. Mody*
() Authorized Signatory

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C. H. S. 12911
in the presence of

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

Suraj Estate Developers Pvt. Ltd.

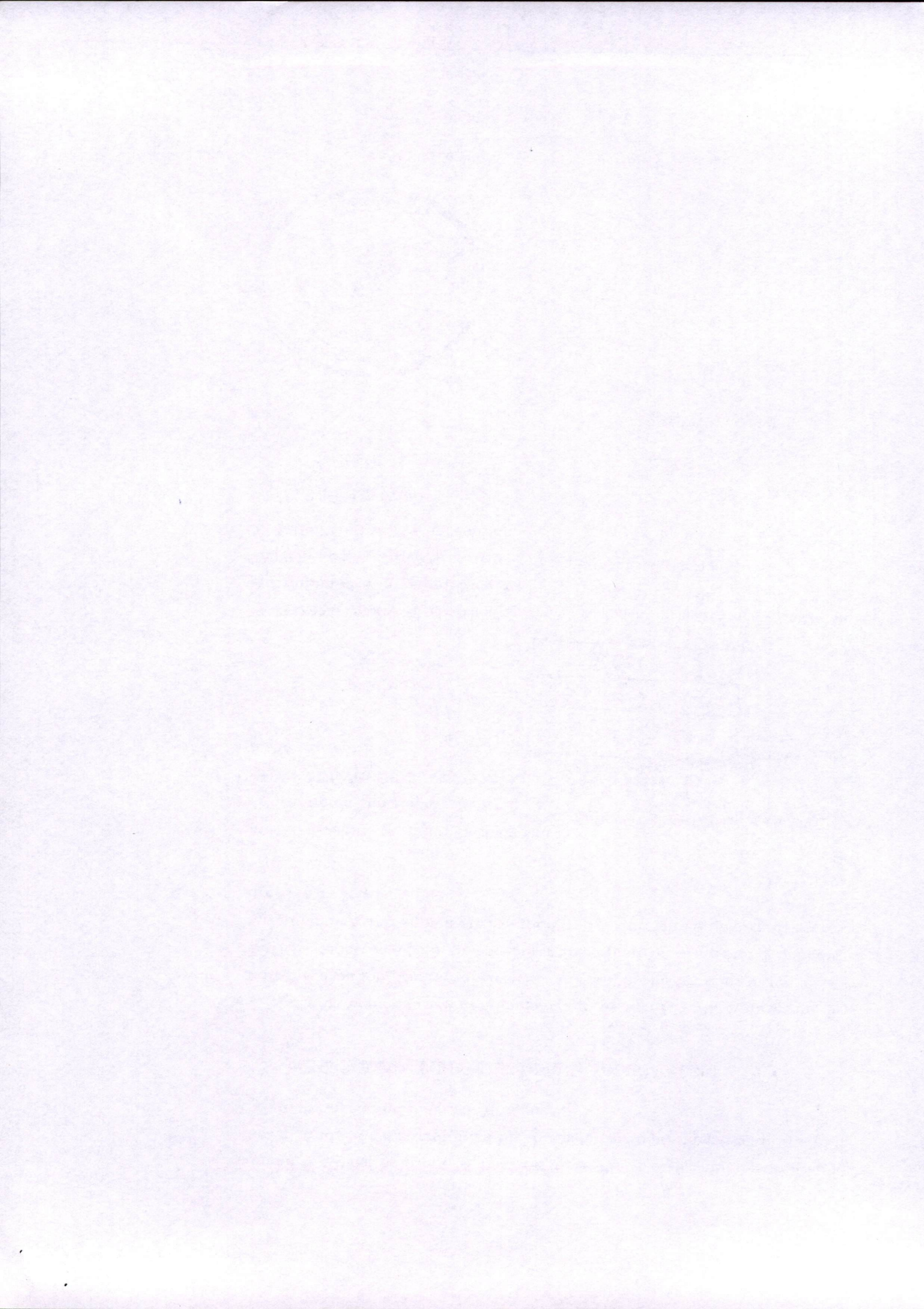
annexed.

Apartment No. 703 admeasuring about 127.70 square meters
built-up area on the seventh floor of the building known as NEAT
HOUSE constructed on the property described in the Second Schedule
herunder written shown surrounded by red line on Annexure 'B' hereto
(copy) *Suraj*




THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

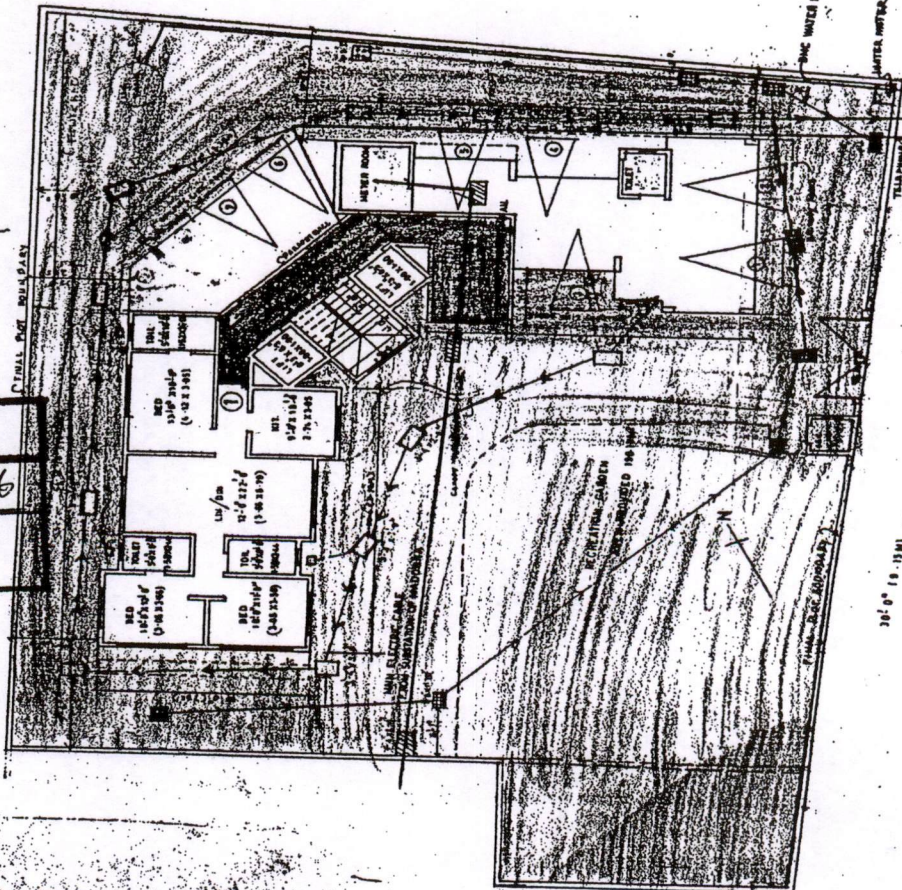
and on the West by property bearing Final Plot No.763 and designated as
Plot 'B' and shown surrounded by blue coloured boundary line on the plan
hereto annexed and marked Annexure 'A'.

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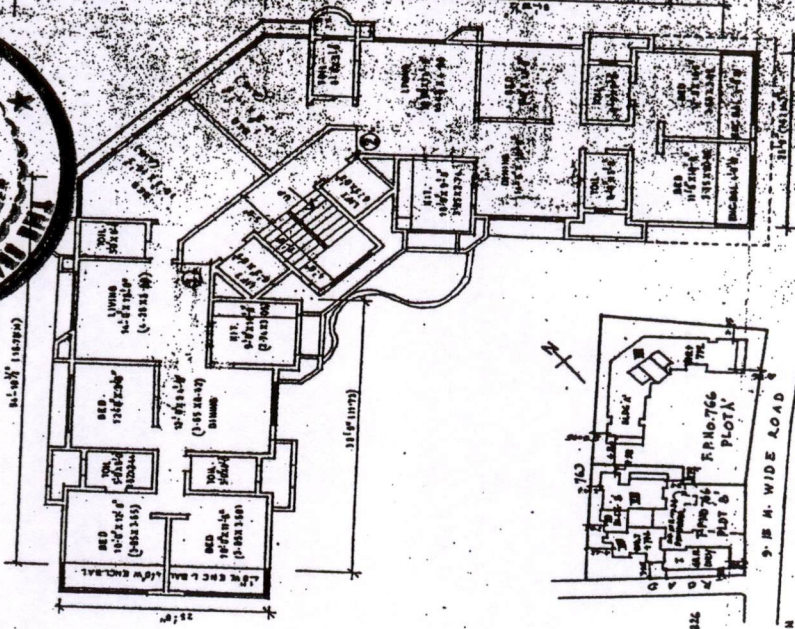


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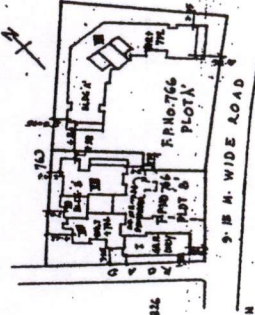
-  - SPERM WATER CHIMNEY
-  - CHAMBER OF ELECTRIC CABLE
-  - DRAINAGE CHAMBER



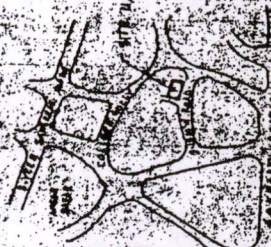
GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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



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



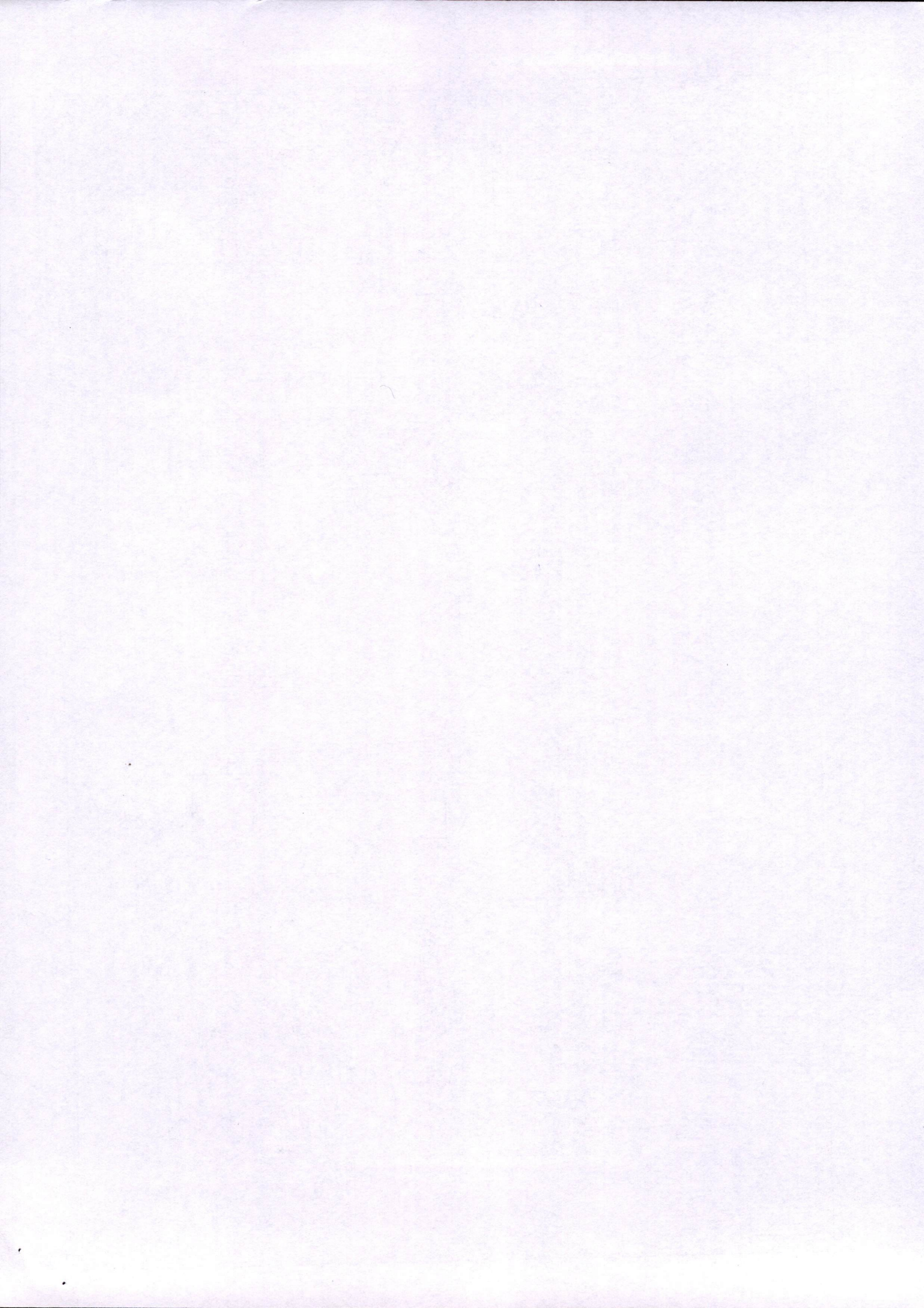
LOCATION PLAN

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	Plot area (including building)	11,714	1,084
2	Plot area (excluding building)	13,642	1,262
3	Plot area (including building)	11,714	1,084
4	Plot area (excluding building)	13,642	1,262

STREET LIGHTS
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GROUND AND FIRST FLOOR PLAN
 FOR NEAR HOUSE AT 1950
 COLLEGE LANG DARR WERT

M/S SURVEYING & REVISION
 PVT. LTD.
 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100.



PROFORMA - B

CONTENTS OF SHEET

FLAT AREA CALCULATION BLOCK PLAN & LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS	APPROVAL OF PLANS
<p>NO ADDITIONAL F.S.I. OR ANY ACCOUNT SHALL BE ALLOWED ON ANY OF THE SITES DIVIDED INTO PORTIONED SUBPLOTS ON FUTURE.</p> <p style="text-align: right;">Approved by: <i>[Signature]</i> In the office of CEI S/202/10/16, 4/2/16/2017 TRUE COPY For Executive Engineer Building Department Mumbai Municipal Corporation.</p>	
REVISION	DATE
1	1.7.97

AREA STATEMENT AREA OF PLOT 819.43 DEDUCTION FOR IN ROAD SETBACKS IN PROPOSED IN ANY REBUILT IN TOTAL BALANCE AREA DEDUCTION FOR IN REBUILT IN TOTAL NET AREA OF PLOT ADDITIONS FOR 2.81100 TOTAL AREA F.S.I. PERMISSIBLE PERMISSIBLE FLOOR AREA EXISTING FLOOR AREA PROPOSED AREA EXCESS BALCONY AREA F.S.I. CONSUMED	PLAT B 819.43 11.777 1091.21 1944.79 5.16 1992.97 1.776	
BALCONY AREA STATEMENT PERMISSIBLE BALCONY AREA PER FLOOR PROPOSED BALCONY AREA PER FLOOR EXCESS BALCONY AREA PER FLOOR		
TEMBLEMENT STATEMENT NET AREA OF PLOT ITEM ABOVE USED OF NON-BUILDABLE AREAS ETC AREA AVAILABLE FOR TEMBLEMENTS TEMBLEMENTS PERMISSIBLE TEMBLEMENTS PROPOSED PARKING STATEMENT PARKING PERMISSIBLE PARKING PROVIDED EXCESS BALCONY AREA PER FLOOR EXCESS BALCONY AREA PER FLOOR		
LOADING / UNLOADING STATEMENT LOADING / UNLOADING REQUIRED LOADING / UNLOADING PROVIDED		
NOTES TOTAL PLOT BOUNDARY IN THICK BLACK. PLOT 'A' BOUNDARY IN RED. PLOT 'B' BOUNDARY IN BLUE.		

LOCATION PLAN

SCALE: 1:1000

AREA STATEMENT
 AREA OF PLOT (AS PER R.R.C.M.C.) = 1837.19 sq. MTR.
 AREA OF PLOT (BY A METHOD) = 1020.507
 TOTAL AREA OF PLOT = 1837.13

AREA STATEMENT OF PLOT

NO.	DESCRIPTION	AREA (SQ. M)	F.S.I.	CONSUMED
1.	AREA OF PLOT	1837.19	1.777	1020.507
2.	TOTAL AREA OF PLOT	1837.19	1.777	1020.507
3.	NON-ACCESS STRUCTURE	772.33	1.777	1370.21
4.	LAND COMPONENT ROAD	543.08	1.777	964.21
5.	NON-ACCESS STRUCTURE	1094.04	1.777	1927.97
6.	DEDUCT ITEM NO. 1	1094.04	1.777	1927.97
7.	FROM ITEM NO. 1	1094.04	1.777	1927.97
8.	BAL. AREA OF PLOT	1094.04	1.777	1927.97
9.	F.S.I. FOR PLOT	2118.08	1.777	3764.79
10.	F.S.I. FOR LAND COMPONENT OF	772.33	1.777	1370.21
11.	TOTAL F.S.I. PERMISSIBLE	2890.41	1.777	5135.00
12.	FLOOR SPACE (NET/PSI)	1837.13	1.777	3262.50

PLOT AREA DIAGRAM

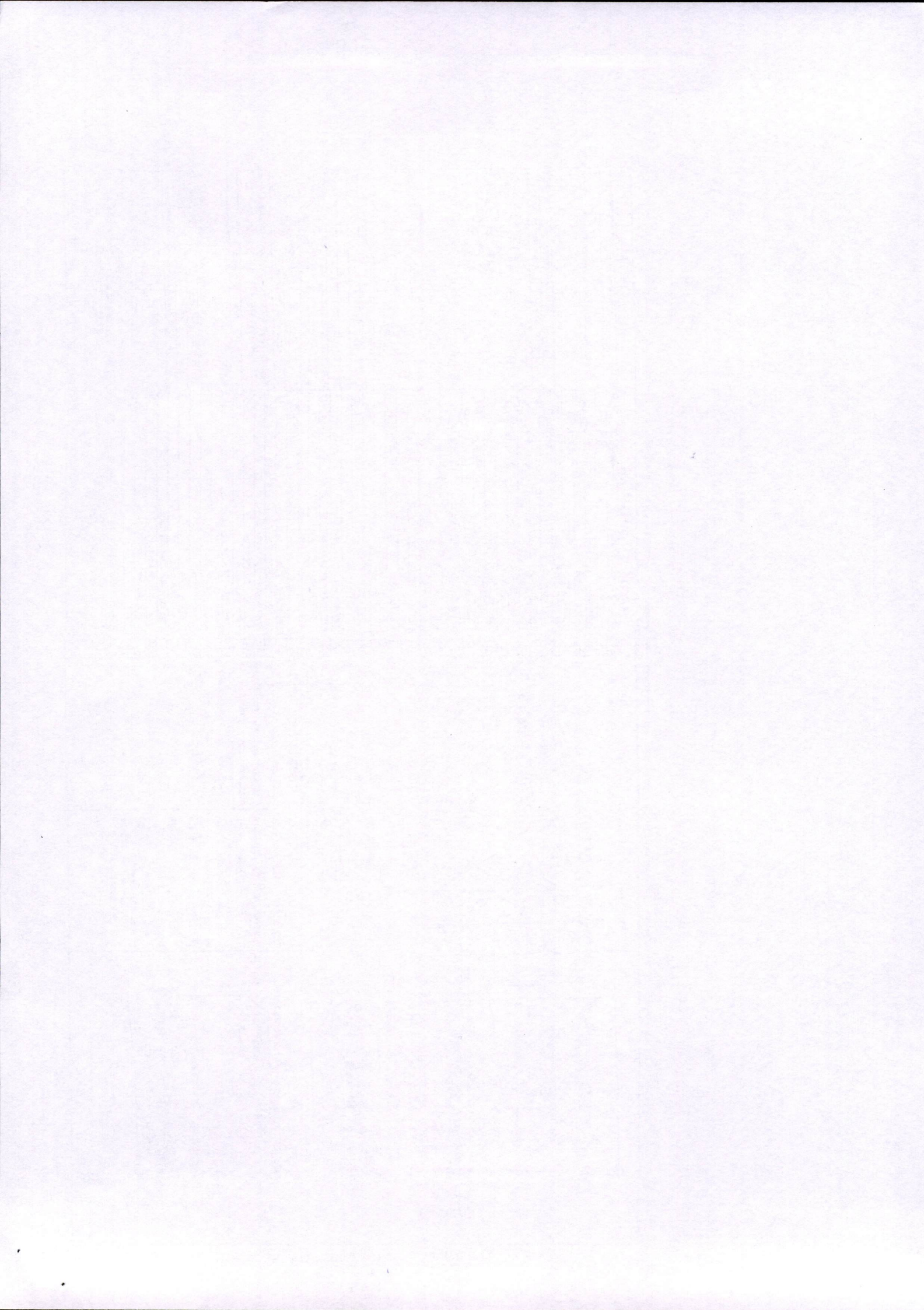
SCALE: 1:1000

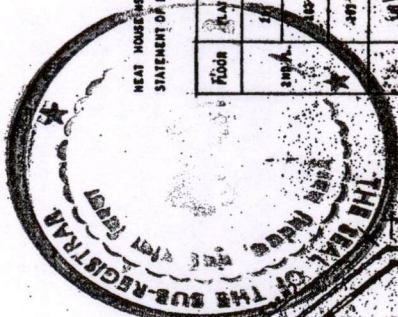
PLAT AREA CALCULATION

1.	21.24	471.75
2.	22.25	488.05
3.	16.50	296.30
TOTAL		1256.10

BLOCK PLAN

SCALE: 1:1000



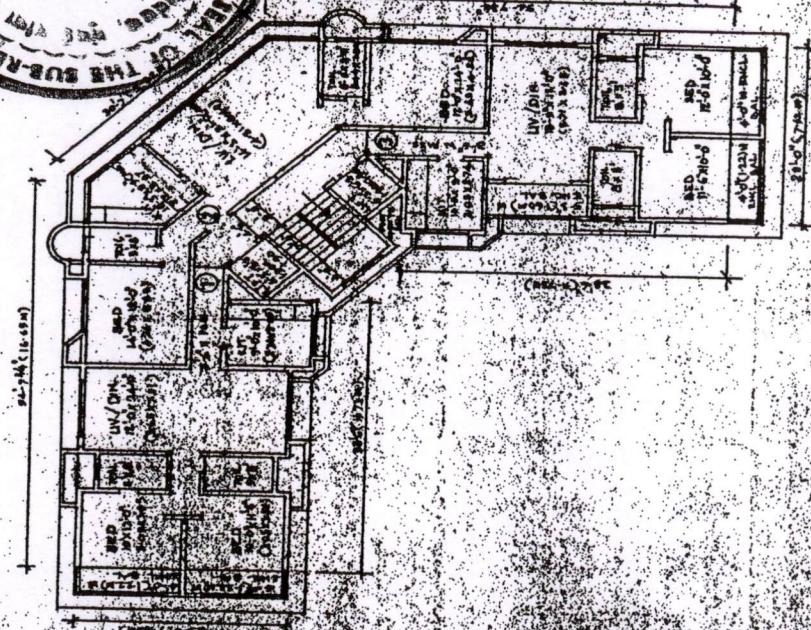


HEAT HOUSEHOLD
STATEMENT OF BUILT UP AND SUPER BUILT UP AREAS

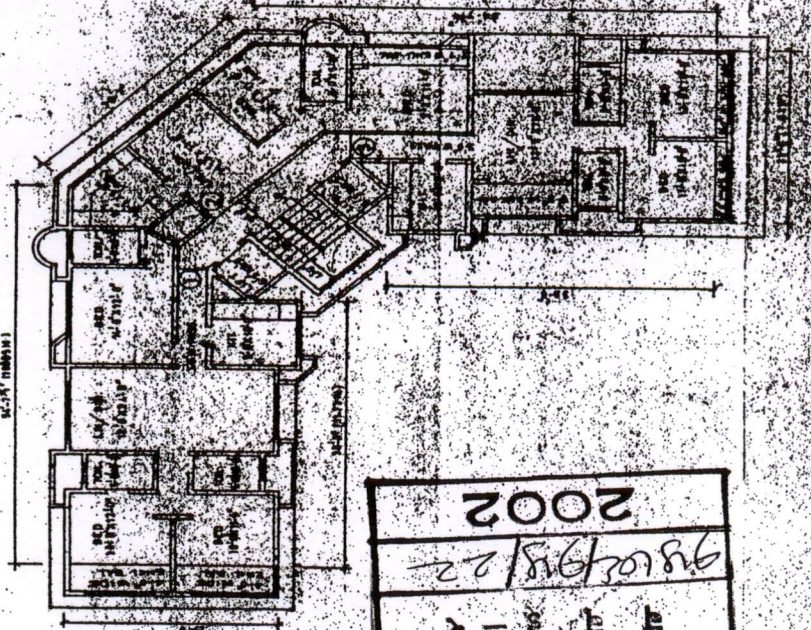
Floor	Plot No.	Built up Area (sq. ft.)	Super Built up Area (sq. ft.)
1st	111-73	111-73	111-73
2nd	111-73	111-73	111-73
3rd	111-73	111-73	111-73
4th	111-73	111-73	111-73
5th	111-73	111-73	111-73
6th	111-73	111-73	111-73
7th	111-73	111-73	111-73
8th	111-73	111-73	111-73
9th	111-73	111-73	111-73
10th	111-73	111-73	111-73
11th	111-73	111-73	111-73
12th	111-73	111-73	111-73
13th	111-73	111-73	111-73
14th	111-73	111-73	111-73
15th	111-73	111-73	111-73
16th	111-73	111-73	111-73
17th	111-73	111-73	111-73
18th	111-73	111-73	111-73
19th	111-73	111-73	111-73
20th	111-73	111-73	111-73
21st	111-73	111-73	111-73
22nd	111-73	111-73	111-73
23rd	111-73	111-73	111-73
24th	111-73	111-73	111-73
25th	111-73	111-73	111-73
26th	111-73	111-73	111-73
27th	111-73	111-73	111-73
28th	111-73	111-73	111-73
29th	111-73	111-73	111-73
30th	111-73	111-73	111-73

TYPICAL FLOOR PLAN (3RD, 4TH & 5TH)
FOR HEAT HOUSE AT FRINGE ROAD
COLLEGE LANE DADAR (WEST)

M/S. SURAJ ESTATE DEVELOPERS
PVT. LTD.
HARIN MATH, BANGALORE
PUNJAB, INDIA

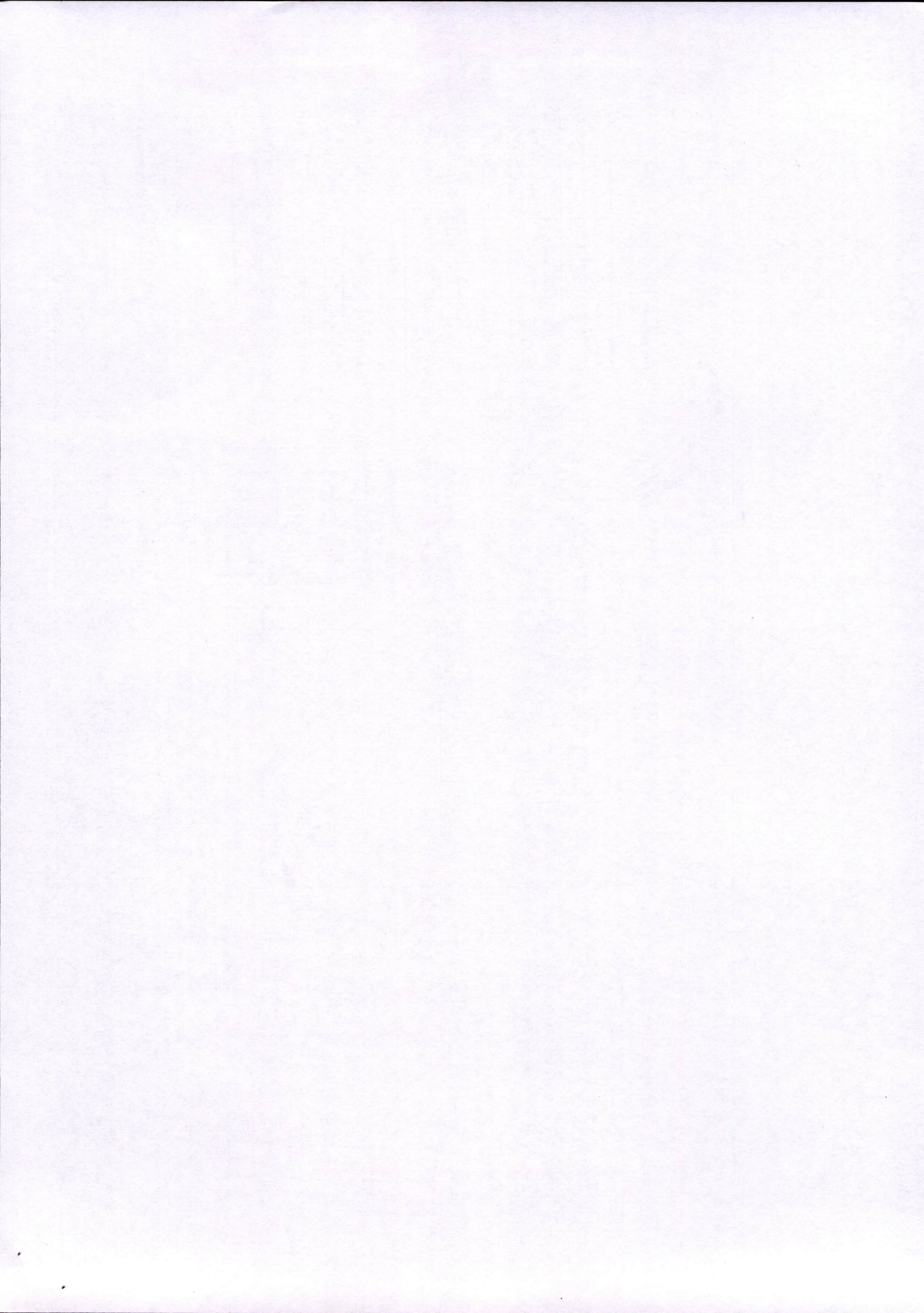


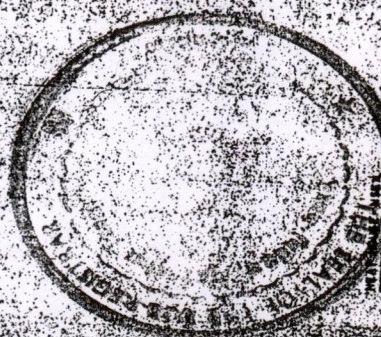
TYPICAL FLOOR PLAN
(3RD, 4TH & 5TH)
Scale: 1/4" = 1'-0"



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

2002
9/8/02/9/8/22
E E E



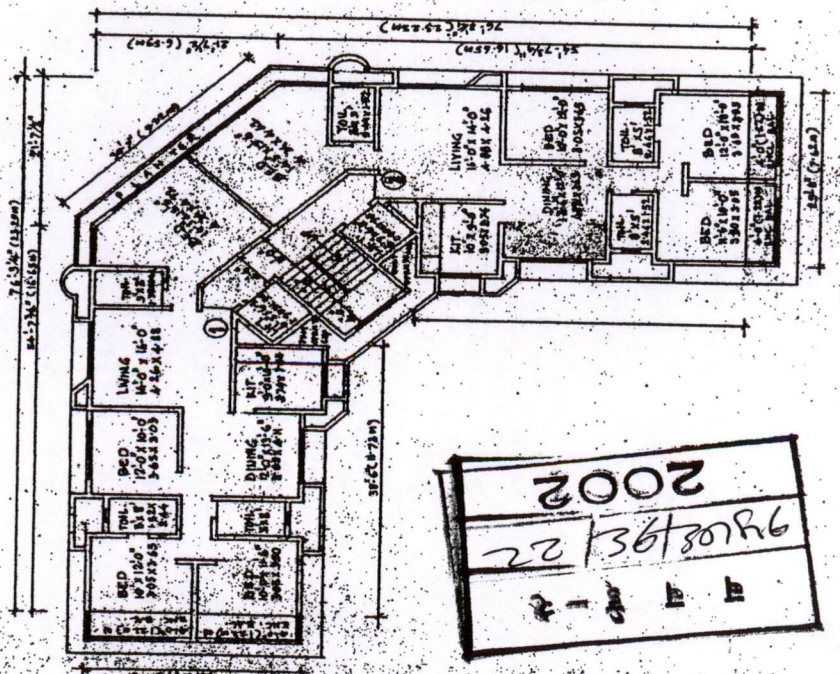
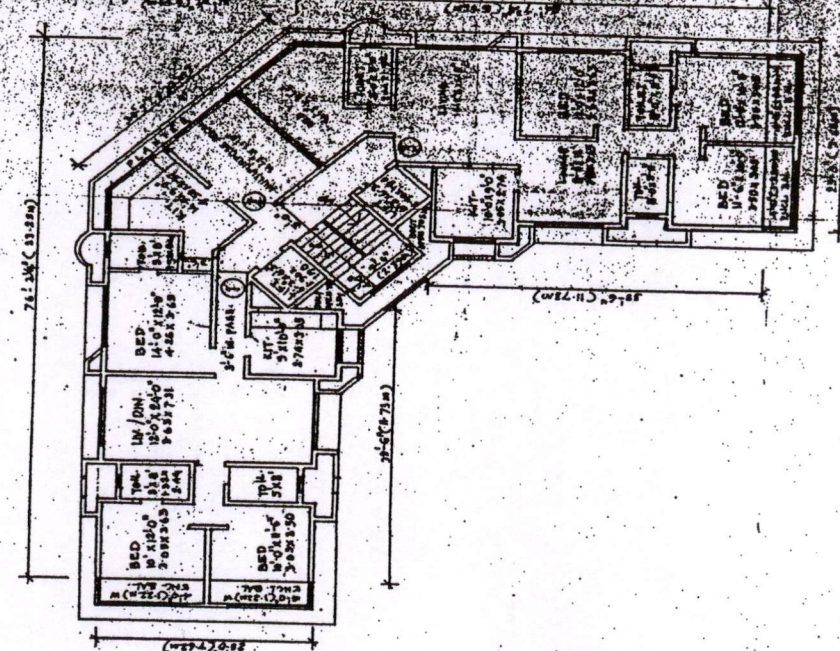


DEPARTMENT OF URBAN AND RURAL DEVELOPMENT, MUMBAI

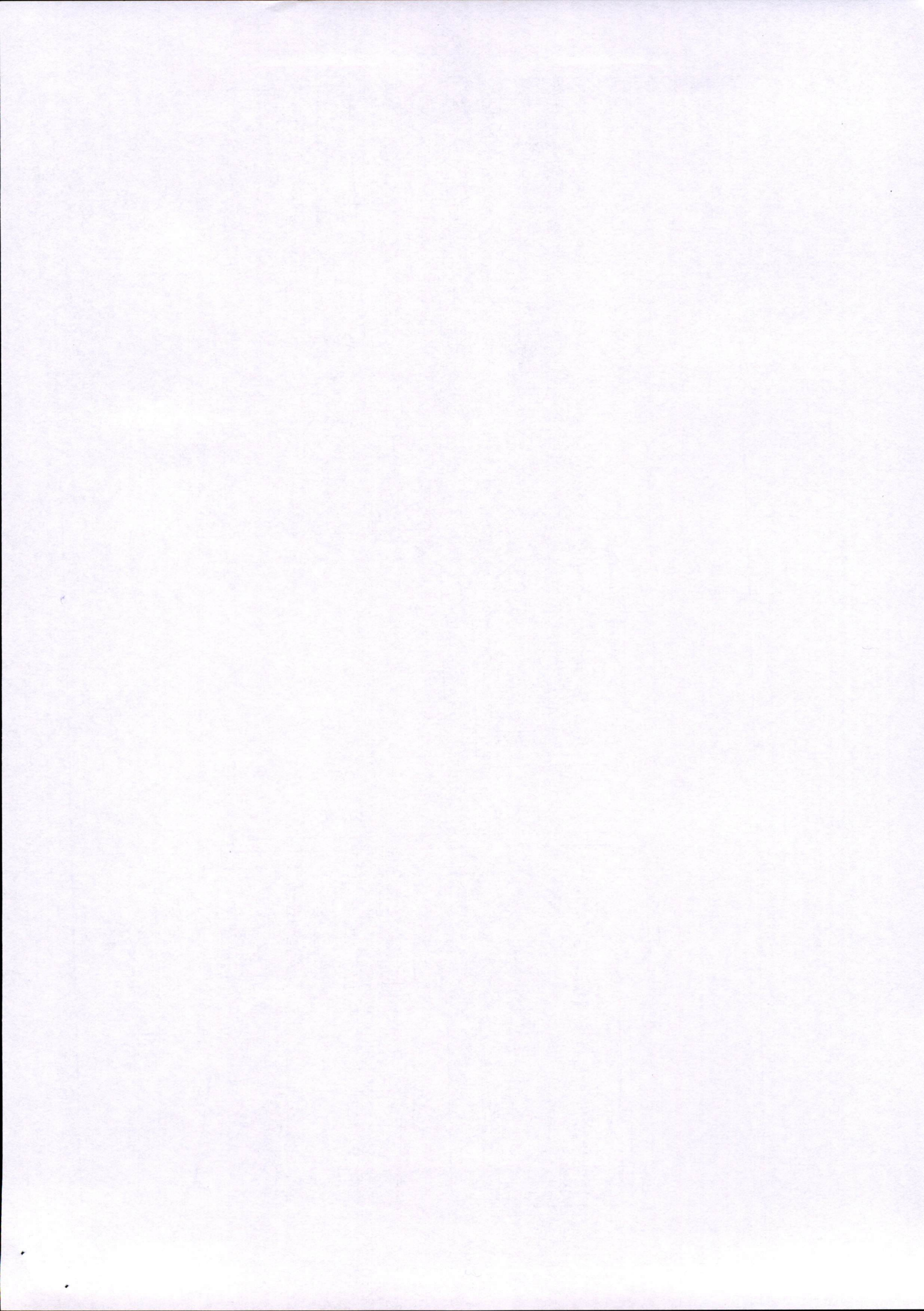
Sl. No.	FLYING	AREA (SQ. METERS)	DATE
1	17.77	17.77	17.77
2	17.77	17.77	17.77
3	17.77	17.77	17.77
4	17.77	17.77	17.77
5	17.77	17.77	17.77
6	17.77	17.77	17.77
7	17.77	17.77	17.77
8	17.77	17.77	17.77
9	17.77	17.77	17.77
10	17.77	17.77	17.77

6TH FLOOR & 7TH FLOOR PLAN FOR MEAT HOUSE AT P.P.M.O. (B) COLLEGE LANE DADAR (WEST)

M/S SURAJ ESTATE DEVELOPERS LTD. MAIN OFFICE: 903, WESTERN AVENUE, MUMBAI-400018



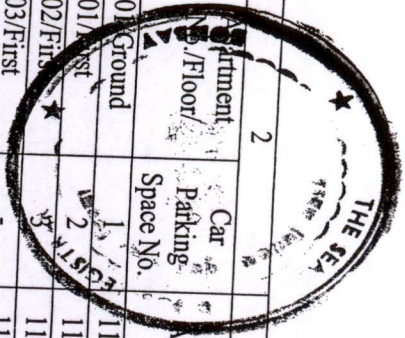
2002
22/36/808/22



Annexure 'C'

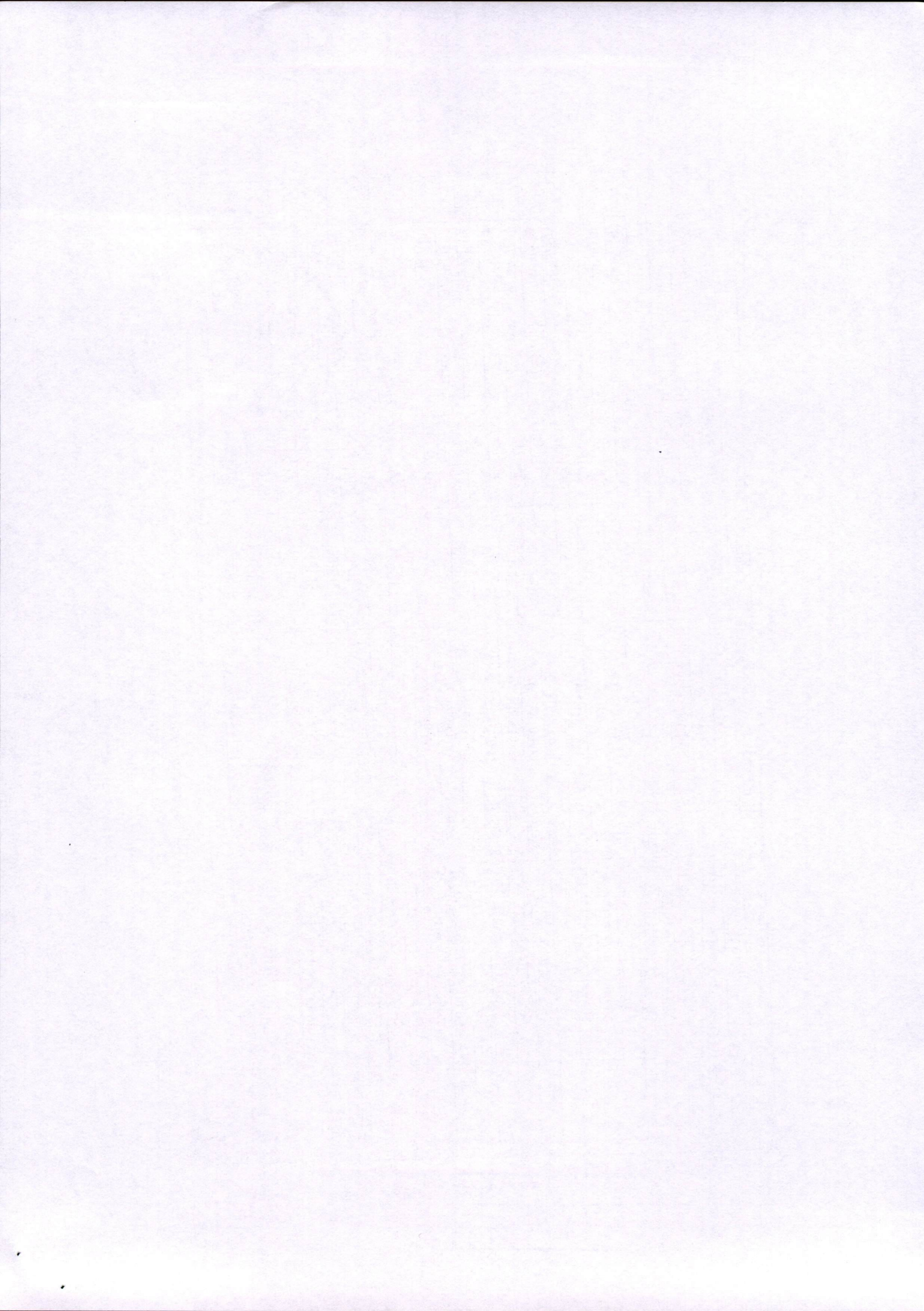
Re : NEAT HOUSE
Statement from Sales Section
Areas as per Agreement

1	2	3	4	5	6	7	8
Sr. No.	Apartment /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.	001/Ground	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 VIII
20.	702/Seventh	21-09-1995	NSEIL	70,56,415.00	5,29,266	BBE/3173/95 of 22-09-95	Note VIII
21.	703/Seventh	30-10-1995	NSEIL	67,80,345.00	5,07,178	BBE/4287/95 of 22-09-95	-
			Total	14,38,43,058.70	1,07,41,236		



9805/90/22
 2002

Blue



As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9325 of 2001.

Note - II

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9328 of 2001.

Note - III

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9326 of 2001.

Note - IV

As modified by Deed of Modification dated 29th December, 2001 registered with the Sub-Registrar of Bombay under Serial No. BBE-9327 of 2001

Note - V

Premises in Flat Nos.101, 102 and 103 have been divided into Flat Nos.101 and 102 admeasuring as follows :-

Flat No.101	136.43
Flat No.102	136.43
	272.86

Built-up Area in sq. metres



Note - VI

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

Note - VII

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

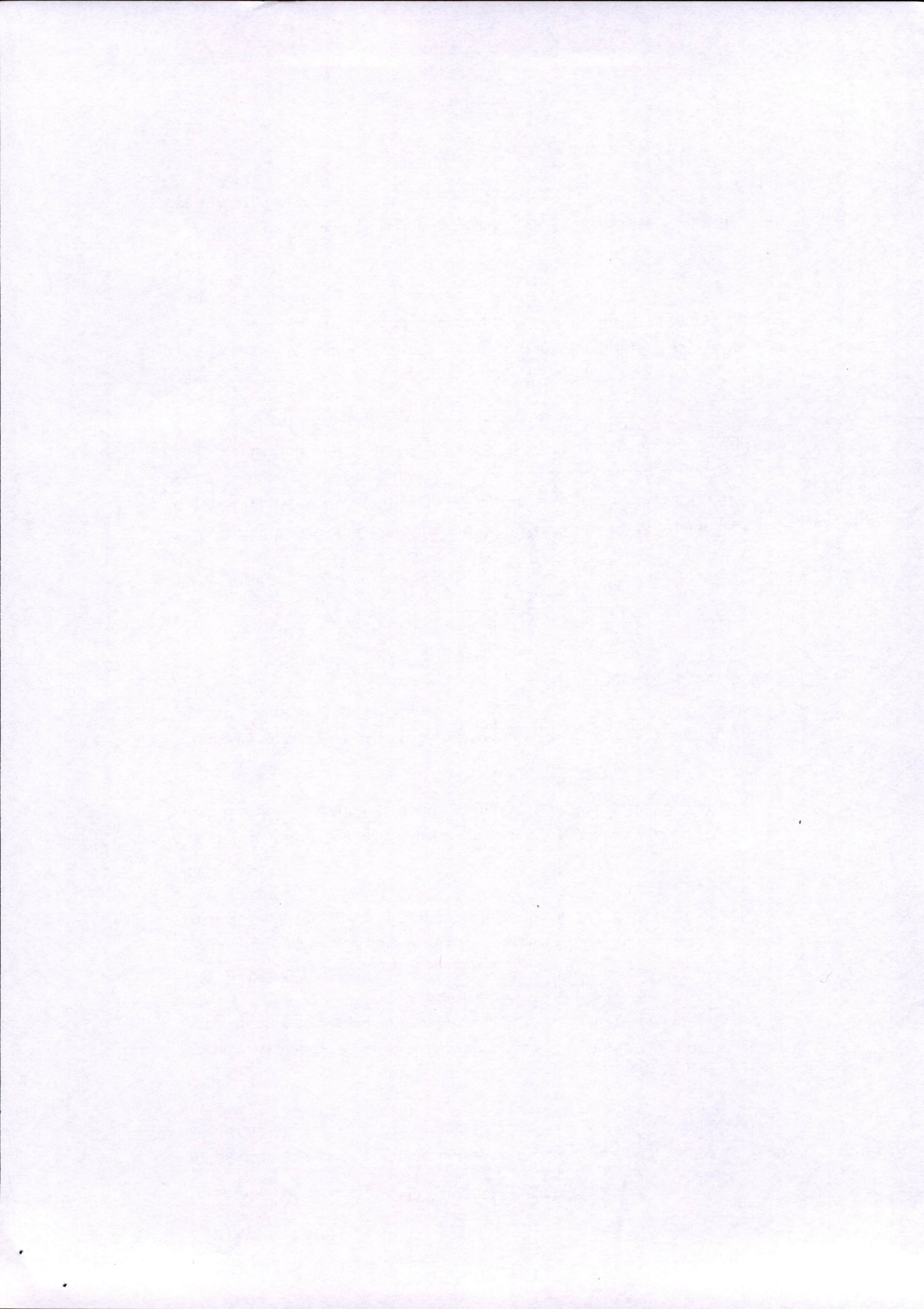
Note - VIII

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

[Handwritten signature]

2002
984037/22
२ - ३ - २

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ANNEXURE - D'

बृहन्मुंबई महानगर पालिका
कार्यकारी अभियंता
ईमारत प्रस्ताव (अदर) III कायदा
'ई' विभाग कार्यालय ई. १. १
तिलारा मजला, शेण हाकीजु. १. १
मायबळा, मुंबई. ४०० ०२३

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

To,

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



TRUE COPY

Pramod Gupte
FOR: PRAMOD GUPTA
ARCHITECT

व व ई - २
१४/०९/२२
२००२

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

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

Sir,

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

1. That all the conditions of I.O.D. dated 30/05/1995 and conditions of amended plans approval dated 18/06/1996 and conditions of O.C.. dated 18/09/2000 shall be complied with.
2. That all the tenants shall be re-housed on priority in building 'B' and area to be surrendered to MHADA Board shall be surrendered before demanding O.C. to Building 'B' and required undertaking shall be submitted to that effect immediately.
3. That society registration certificate for building 'B' shall be obtained and submitted before full O.C. of building "B".
4. That Apartment of Building "A" shall be formed & Apartment Registration Cft. as per Maharashtra Ownership Apartment Act shall be obtained & submitted before full O.C. of building "B".
5. That an Indemnity Bond shall be submitted indemnifying M.C.G.M. from any litigation arising out of this permission.
6. That this approval does not absolve you from your responsibility of re-housing tenants and surrendering of area to MHADA as per NOC granted by MHADA for proposed redevelopment under D.C.Reg. 33(7).
7. That the separate P.R. Card for the sub divided plots shall be obtained and submitted before O.C. of 'B' building.
8. That no additional F.S.I. on any account shall be allowed on the sub-divided plots under reference, in future.

any of

[Signature]

Blus

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

Yours faithfully,

sd/-

Dy. Chief Engineer
Building Proposals (City).

Acc.: A set of plan.

व व ३ - २
१४७९/२०/२२
२००२

No.EB/8108/GN/A. of

07-0601

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

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



sd/-
716101
for Dy. Chief Engineer
Building Proposals (City).



2002
9903/29/22
प अ २ - २



श्री A. M. No. 1

Executor

विश्वर कोसकेट बाग़ा नं 50

सुरा इस्टेट डे मा नि लक बांसरा राजन

2



श्री B. M. Kulkarni

Executant

एकसदन प्लाजा बाग़ा नं 51

श्रीमल स्टिक एकसदन ऑफ डे नि लक भुधा
मिस्त्री

1

अपु क. पक्षकारिदा नाप

पक्षकारिदा प्रकार

वापसिज

अंगक्याला वसा

दस्तावा प्रकार : Apartment Deed

दस्ता क्रमांक : 1576/2002

05/04/2002

7:59:57 pm

दस्ता गीषकारिदा अपु-1



निदेशिकाचे सर्व अधिकार संपन्न
अधिकारी कार्यालयातील
हस्ताक्षर, मुंबई

दिनांक: 05/04/2002

पुस्तिका क्र. 9

05/04/2002



2002
05/04/22
44 - 2

मुंबई शहर 2 (परळी)
डॉ. निदेशिका सहे

(2) परमा साबल, वरीलपत्रात
(1) विषय कदम, फॉट नं 1

खातील हसम असे निवेदीत करताना की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व
ओळख :

दस्तऐवज करून देणार नसाक्यात [अणुदहते डीज] दस्तऐवज करून दिल्याचे कबूल करताना.

डॉ. निदेशिका सहे, मुंबई शहर 2 (परळी)

दस्त निदेश केव्हाही दिनांक : 05/04/2002 07:59 PM

निदेशिका क्र. 4 ची वेळ : (ओळख) 05/04/2002 07:59 PM

निदेशिका क्र. 3 ची वेळ : (कडुती) 05/04/2002 07:58 PM

निदेशिका क्र. 2 ची वेळ : (फॉ) 05/04/2002 07:57 PM

निदेशिका क्र. 1 ची वेळ : (सादरीकरण) 05/04/2002 07:55 PM

दस्तावा प्रकर : (25) अणुदहते डीज

निषादन्या दिनांक : 05/04/2002

दस्त हजर केव्हाही दिनांक : 05/04/2002 07:55 PM

बाजार मूल्य : 6780345 मॉडल : 6780345 मरलेले मुद्रांक शुल्क : 20

दस्त क्र. [बड-1576-2002] या निषादना

प्रावती क्र. 922 दिनांक: 05/04/2002

प्रावतीचे वर्णन
नाम: नेशनल स्टॉक एक्सचेंज ऑफ इंडिया लि. मुंबई

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

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

एकत्रित फी

540: एकूण

दस्त निषादना याग - 2



Deed of Apartment of Apartment No. 703 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

१५/३/२००२