

रोज

पावती क्र.

82555

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 2-911E

दिनांक 26-92 सन 2000 2000

दस्तावेजाचा प्रकार-

अर्ज

सादर करणाराचे नाव-

129900

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा ज्ञापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- अप्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क्र.
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दस्तावेज
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.
हवाली करावा.

सह. दुय्यम निबंधक रोहीवली
सुंबई उपनगर जिल्हा

0034064

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

ADJ 437/2001

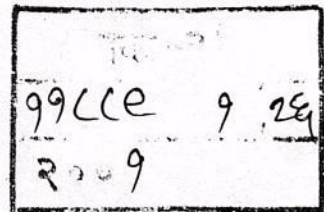
M.V. 8,25,500/-

**Office of The Dy. Inspector General of Registration
And Dy. Controller of Stamps Bombay**

Certified that under Section 41 of the Bombay Stamp Act 1958, that the proper Stamp duty Rupees 82550/- and penalty Rupees ADJ 100/- ~~Rs. Eighty two thousand five hundred~~ ~~Rs. one hundred only~~ have been paid in respect of the instrument, Chalan no. 25, 26 of 5/12/01

Collector

Subject to the provisions of Section 83 A



GIFT DEED.

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N.O. 2

THIS DEED OF GIFT made at Mumbai this 27TH day of DECEMBER, 2001, BETWEEN Mrs. **BHARTI NEMCHAND DEDHIA**, of Mumbai, Indian Inhabitant, residing at A/21, Dreamland, Link Road, Behind Yogi Nagar, Eksar, Borivli (West), Mumbai - 400 091; hereinafter referred to as "**THE DONOR**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the ONE PART AND Mrs. **HEMLATA DAMJI DEDHIA**, also of Mumbai, Indian Inhabitant, residing at Row House no. 2, Tilak Complex, Devki Nagar, Off Devidas Lane - Link Road, Eksar, Borivli (West), Mumbai - 400 103; hereinafter referred to as "**THE DONEE**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the OTHER PART:

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WHEREAS pursuant to the Agreement dated 15th February, 1988, made by and between M/s. **TILAK ENTERPRISE**, therein called "The Sellers" of the One Part and one Smt. **DEVKABEN KHETSHI DEDHIA** and the parties hereto, therein called "The Buyers" of the Other Part, in consideration therein set out, the said Sellers agreed to sell to the said Buyers, a plot for construction of Row House no. 2, along with surrounding open space together with the right, title and interest consisting of an F.S.I. of 1,850.00 Sq.ft. built-up area and more particularly described in the Second Schedule there under written;

AND WHEREAS by a Deed of Confirmation dated 23rd March, 1989, the said Agreement has been confirmed by and between the said Sellers and the Buyers and the same has been registered with the Sub-Registrar of Assurances, Bandra, Bombay, under Serial no. 0322997, Document no. P-3346/89 dated 23/03/1989 and a copy of the said Deed of Confirmation with the said Agreement is annexed hereto and marked ANNEXTURE : "A";

AND WHEREAS out of natural love and affection the Donor has decided and agreed to donate and transfer her 1/3rd undivided share, right, title and interest under the said agreement in respect of the said property more particularly described hereunder written to the Donee in the manner set out hereinafter;

NOW THIS INDENTURE WITNESSETH that in consideration of the natural love and affection, the Donor has agreed to transfer by way of gift, her undivided share, right, title and interest to the Donee and that the Donor do hereby agree to transfer, convey and assure unto the Donee forever all their undivided share, right, title and interest in the property together with building standing thereon and more particularly described in the Schedule hereunder written so that the Donee shall be entitled to 1/3rd undivided share in the said property together with all and singular buildings, messuages, hereditaments and tenements standing thereon and the paths, passages, water, water-courses, walls, compounds, ditches, drains, trees, plants, line lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof, belonging or in anywise appertaining thereto or with the same and every part thereof now or at any time heretofore usually held, used, occupied, enjoyed or reputed or known as part or member thereof or be

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appurtenant thereto AND also together with all deeds, documents and muniments and evidence of title relating thereto AND all the estate, right, title and interest, use, inheritance, property possession, benefits, claims and demand whatsoever of the Donor into out of and upon the said property, hereditaments and premises TO HAVE AND TO HOLD the said property and all and singular and other the premises hereby released and assured or intended so to be with her and every of her right, members and appurtenances unto and to the use and benefit of the Donee forever, SUBJECT NEVERTHELESS to the payment by the Donee of all the rent, rates, taxes, assessments dues and duties now become due and payable including all the outstanding arrears chargeable upon the said property and which may hereafter become due and payable in respect thereof to the Government, BrihanMumbai Municipal Corporation or any other public or local authority AND THIS INDENTURE WITNESSETH FURTHER that the Donor doth hereby for herself, her heirs, executors and administrators covenant with the Donee that NOTWITHSTANDING any act, deed, matter or things whatsoever by the Donor or any person under or in trust for her made, done, omitted or committed or knowingly suffered to the contrary SHE, the Donor, now hath in herself good right, full power and absolute authority to release and assure right, title and interest in the said property, hereditaments, and premises hereby conveyed, released and assured or intended or expressed so to be and every part thereof UNTO and to the use and benefit of the Donee in the manner aforesaid and that the Donee shall and may from time to time and at all times hereafter peacefully and quietly enter upon, have, occupy, possess and enjoy the said property and hereditaments and premises and receive rents, income, issue and profits thereof and every part thereof to and for her own use and benefits, without any suit or eviction, interruption, claim and demands whatsoever from or by the Donor or any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust for her the Donor and that free and clear and freely and clearly and absolutely acquitted, exonerated and forever freed and discharged or otherwise by the Donor well and sufficiently saved, defended and kept harmless and indemnified of and from against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Donor or by any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust for the Donor and SHE, the Donor and every

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person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said property, hereditaments and premises hereby released and assured or any part thereof by, from, through, under or in trust for Donor, shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute and cause to be done and executed all such further and other deeds, acts, matters, things, conveyances and assurances in the law whatsoever for the better and more perfectly releasing and assuring to the Donee her undivided share, right, title and interest whatsoever in the said property, hereditaments and premises hereby released and assured or any part thereof unto and to the benefit of the Donee in the manner aforesaid as by the Donee or his Counsel in Law shall be reasonably required.

NOW THIS INDENTURE FURTHER WITNESSETH that on execution of this presence, the Donor has put the Donee into possession of the 1/3rd undivided share, right, title and interest in the said property.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this writing on the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ONE THIRD undivided right, title and interest in all those pieces or parcels of land or ground together with the building standing thereon, bearing Survey no. 100(part), Miss. no. 9(part), C.T.S. no. 1500 (part) admeasuring F.S.I. 1850.00 Sq.ft. inclusive of balcony and staircase benefit, situate, lying and being at Village Eksar, Taluka Borivli, Bombay Suburban District in the Registration District and Sub-District of Bombay Suburban and Bombay City.

SIGNED & DELIVERED by the)
 within named "DONOR")
 Mrs. BHARTI NEMCHAND DEDHIA,)
 in the presence of)
 MR. SANTOSH. RAJU.)

B. Dedhia

SIGNED & DELIVERED by the)
 within named "DONEE")
 Mrs. HEMLATA DAMJI DEDHIA,)
 in the presence of)
 MR. BIPIN KURANI.)

H. D. Dedhia

WITNESS.

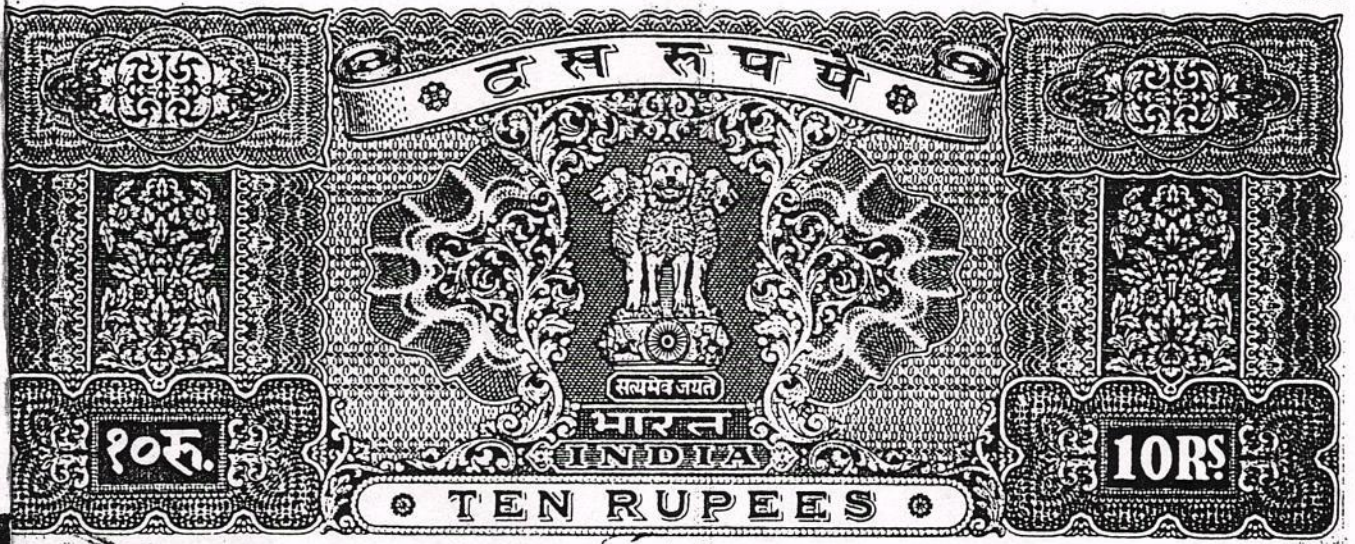
1.

Santosh

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Hemlata

10Rs.



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प्रांशु निरंकर

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THIS DEED OF CONFIRMATION made and entered into at Bombay, this 23rd day of March in the Christian Year One thousand Nine hundred Eighty nine BETWEEN M/s. TILAK ENTERPRISE, a partnership firm having its office at J-14 Stone Castle, I.C.Colony Road, Borivli(West), Bombay 400 103, hereinafter called "THE SELLERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partner and/or Partners of the said firm for the time being the survivor/ survivors of them for the time being their/ his heirs, executors, administrators and/ or his/their ~~xxxxxx~~ assings) of the ONE PART; AND SMT. BHARTI NEMCHAND DEDHIA, SMT. DEVKABEN KHETSI DEDHIA AND SMT. HEMLATA DAMJI DEDHIA, of Bombay Indian Inhabitant having their place of residence at A-21, Dreamland, Behind Yogi Nagar, Eksar, Borivli(West) Bombay 400 092

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hereinafter called "THE BUYER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors and administrators and assigns) of the OTHER PART:

WHEREAS the parties hereto had executed an Agreement for sale of ROW HOUSE being Agreement dated 15th February 1988 between themselves in respect of sale of the ROW HOUSE # 2 at the property more particularly described in the Schedule to the said Agreement for sale at or for the price and on the terms and conditions more particularly set out in the said Agreement for sale dated 15th February 1988 which is annexed hereto and marked Annexure "I".

[Handwritten signature]
2009

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AND WHEREAS through oversight and/or inadvertance the said original agreement remained to be registered in the office of the SUB-REGISTERED ~~in the office~~ of Assurances as per the requirement of law however as the parties thereto/hereto are desirous of getting the said Agreement for Sale registered with the Sub-Registerar of Assurances they hereby confirm the said admit the said confirmation in the following manner.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for sale dated 15th February 1988 between the parties hereto add in consideration of the premises aforesaid the Seller and the Purchasers herein do and each of them doth hereby confirm the said Agreement for sale dated 15th February 1988 in respect of the ROW HOUSE #2 at the property bearing S.# 100 (pt), H.# 9 (pt), C.T.S. # 1500 (pt) at village: Eksar Taluka Borivli, Bombay Sub.urban District in the Registration and District and Sub-District of Bombay Suburban and Bombay City and ~~hereby~~ covenant to abide by the terms and conditions of the said and every part thereof as if the same have been incorpporated herein.

IN WITNESS WHEREOF THE parties hereto have hereunto put their respective hands and seal on this present and a duplicate thereof on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED) TILAK ENTERPRISE
 by the withinnamed M/s.)
 TILAK ENTERPRISE in the)
 presence of.....) *Signature*
 PARTNER

- 1 *Signature*
- 2 *Signature*

SIGNED SEALED AND DELIVERED) *Handwritten name*
 by the withinnamed SMT.)
 BHARTI N. DEDHIA, SMT.DEVKA)
 BEN K. DEDHIA AND SMT.)
 HEMLATA D. DEDHIA) *Handwritten name*

- 1 *Signature*
- 2 *Signature*



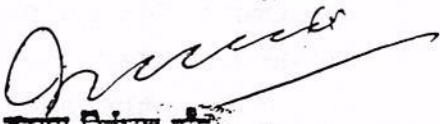
अनुक्रम नंबर पी 3388
 सन १९८९ वे भाई महिष्याचे
 २३ तारखेस २ व
 ३ भाषणप्याचे दरम्यान सः दुय्यम निबंधक
 गांवा बांधे कार्यालयात हजर केला.

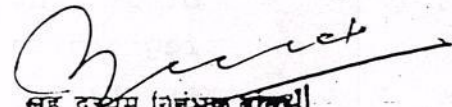
आतील प्रमाणे फी पिळाली.

र. पेढे	
नोंदणी	
शेरे	१८००-
नफळ फोलीभो	१-
रुजवत	१-
आंलींग	१-
गाल	३३-
	<u>एकूण १८४०-</u>

Asellia

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 सह दुय्यम निबंधक


 सह दुय्यम निबंधक बांधकाम

५ श्री जयलीभाई पोळडीया वय २५ वर्षे घंदा व्यापाड

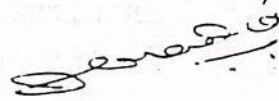
शा. ११ परभज्योल दत्तपाडा रोड, बोशिवली (पुर्व)

मुंबई ६६, पार्टनर ऑफ टिक्क इंटरप्राइजेस

- १) श्रीमती आरती (जि देहाय) वय ३९ वर्षे
- २) श्रीमती देवका देव देहाय वय ३९ वर्षे
- ३) श्रीमती हेमलता दे देहाय वय २५ वर्षे

घंदा २१ २९ ओ. डी. म. चं. १२० १ कि. मी.
 गोर
 नोशिवली
 दस्तऐवज करून देणार.

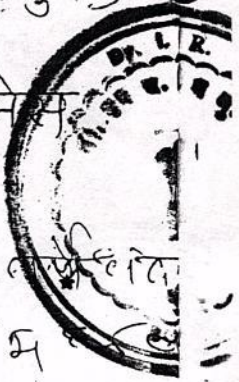
नयाकधित
 करून विल्याचे कबूल करतात.

१) 

२) Asellia

३) देवदास देहाय

४) M. R. Asellia



- 1) श्री किशोर गोबरी श. दादर (वे) मुंबई २८,
- २) श्री. दामजी डेढिया श. बोशिवली (वे) मुंबई १२.

हे दोघे वरील दस्तऐवज करून
 रेणान्याम ओळखून घ्याव्याचे नमूदतात
 व त्याची प्रोत्साह देतात.

१. *[Signature]*
 २. *[Signature]*
 सह दुय्यम निदेशक मुंबई बांद्रा

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ना. १६४११ मन्वळी नगर (पत्ताकार/तहसिलदार)
 जिल्हाधिकारी मुंबई
 सत्र क्र. बो/२००१/८६१५२५५/१३२५० वीचे
 अन्वये वा
२३१३१५ २९६०००८१-
 इतके दरम्यान या प्रमाणे याची माहिती घे. घ.
 सत्रे २९५०० व नो. २५०१ व नो. १३
 फाक वर ११९०० व नो. १३
 दिनांक १०/११/१५

१३/०८/१५ सह. दुय्यम निदेशक मुंबई, बांद्रा



P-3346/89
 Registered at No. on
 Additional of No. १०६ + २०६
११९२
 Joint Sub-Registrar IV
 Bombay (Bandra)

१५/७/१५

DATED THIS 23rd DAY OF MARCH 1955

M/s. TILAK ENTERPRISE.....

SELL

TO

SMT. BHARTI N. DEDHIA
SMT. DEVKABEN K. DEDHIA
SMT. HEMLATA D. DEDHIA ...

BUY

CONFIRMATION DEED

ROW HOUSE # 2
S. #100 (pt) H. #
9 (pt), CTS. #
1500 (pt) village
EKSAR, BORIVLI (W)
BOMBAY 400 103



5RS

ELI

BUY



क्रमांक 72
 उच्च न्यायालय, मुंबई

1 APR 1987

संवत् १९८७
 पाना नमूना

Carun H. Motta

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AGREEMENT

ARTICLES OF AGREEMENT made at Bombay this
15th day of FEBRUARY in the
 Christian Year One Thousand Nine Hundred
 Eighty EIGHT BETWEEN MESSRS. TILAK ENTERPRISE
 a partnership firm, carrying on business at J/14
 Stone Castle, I.C. Colony Road, Borivli(West)
 Bombay 400 103, hereinafter called "THE SELLERS"
 (which expression shall unless it be repugnant
 to the context or meaning thereof be deemed to
 mean and include partner or partners for the
 time being of the said firm, the survivor or
 survivors of them, their/his/her, heirs,
 executors, administrators and assigns) of the
 One Part and SMT. BHARTI NEMCHAND DEDHIA, SMT.

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 D.O.

पुस्तक-३
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DEVKABEN KHETSI DEDHIA AND SMT.HEMLATA
DAMJI DEDHIA having his/her/their
address at A-21 Dreamland, Behind
Yogi Nagar, Link Road, Eksar, Borivli (W)
Bombay 400 092, hereinafter called
"THE BUYER" (which expression shall
unless it be repugnant to the context
or meaning thereof be deemed to mean and
include, his/her/their heirs, executors
and administrators and assigns) of the
Other Part:

WHEREAS:

(i) Smt. Savitribai Ramchandra
Mhatre and Others hereinafter called
"the said Owners" are seized and possessed

[Handwritten signature]
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म.प.

...3/-



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 1 APR 1987

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of or otherwise well and sufficiently entitled to these pieces or parcels of land bearing Survey No 100, Hissa No 9, C.T.S. No 1500 admeasuring 9466 Sq.yards equivalent to 7918 Sq.meters or thereabout (hereinafter referred as 'said property' situate lying and being at Village: Eksar, 90' Devidas Road, Borivli(W), Bombay 400 092 and more particularly described in the first schedule hereunder written.

(ii) By an Agreement dated 9th August 1986 the said Owners have agreed to sell the said property to the Scllers herein at the price and on the terms and conditions therein set out.

[Handwritten signature]
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..4/-

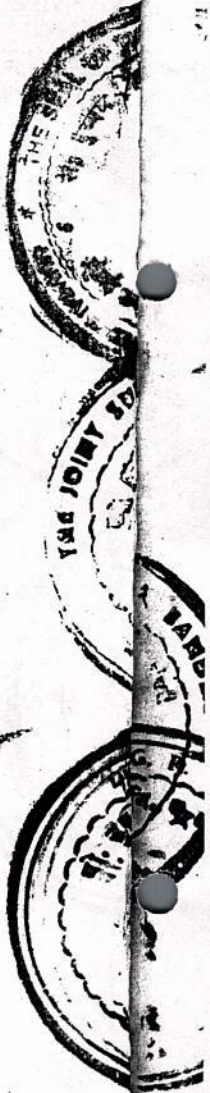
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(iii) The said Owners are entitled to retain the said property the same not being an excess vacant land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

(vi) Pursuant to the said Agreement between the Owners and Sellers, the Sellers have entered into the possession of the said property for construction of the buildings and to sell the flats/shops/Bunglows, Row Houses, Garages and other units on ownership basis to the prospective buyers on terms and conditions as may be decided between the parties.

..5/-




[Handwritten signature]
(B.M.)
E. P. S.
M. D. D.

बदर-२/
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(v) The Sellers have commenced the construction of the multi-storeyed buildings on the said property more particularly described in the First Schedule hereunder written consisting of shops, office premises, flats, bungalows and other units including covered as well as unc overed and/or open car parking spaces etc. with a view to sell the same on ownership basis and on the completion of the entire project the Sellers may form one or more societies and transfer whole or any part of the said property to the respective societies. A location plan of the said property has been annexed hereto are showing tentatively the position of property buildings and the Row Houses internal road and Garden and adjoining plot bearing C.T.S. No.1501 coloured boundry.

(vi) This Agreement for sale is for sale of the part portion of open land marked in yellow colour consisting of an F.S.I. of 1,850 sq.ft. approx. for construction of row houses by the Buyer and more particularly described in the second schedule hereunder written with permanent right of way upto the property row houses subject to the terms and conditions of the hereinabove recited documents and the documents mentioned in this agreement and the terms and conditions imposed


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or as may be imposed by the Municipal Corporation of Greater Bombay or other public authorities from time to time.

(vii) The Buyer has agreed to acquire the said part portion of open land with other Buyers of the said row houses jointly and/or on terms and conditions as may be decided by all the proposed row houses' Buyers jointly or separately as per particulars set out hereinafter in the said property more particularly described in the second Schedule hereunder written at the price and on the terms and conditions as set out hereinafter.

(viii) The Buyers Shri Jayantibhai M. Poladia and Mr. Nathalal J. Zaveri & Mrs. Chandra Manilal Dhruv have acquired the property bearing C.T.S. No.1501 admeasuring 346.4 sq. meters or thereabouts from Shri Mohammed Ismail and others by an Agreement for Sale dated 17-12-1957 jointly and/or severally and which property has been described in the Third Schedule hereunder written and shown on the plan annexed hereto and thereon surrounded by coloured boundary line with a permanent right of way given by the Sellers

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3. The Sellers confirm having agreed to sell to the Buyer a Row House No. 2 alongwith all surrounding open space together with premises right title and interest, consisting of about 1,850 sq.ft. F.S.I. proposed built-up area each and more particularly described in the second schedule hereunder written and shown on the plan surrounded by coloured boundary for a consideration of Rs. 1,80,000/- (Rupees one lac Eighty thousand only.)

to be paid as follows :

(a) Rs. 30,000/- (Rupees Thirty thousand only.)

as earnest or deposit paid on or before the execution of these presents, the payment and receipt whereof the Sellers do hereby admit and acknowledge.

(b) Rs. 1,50,000/- (Rupees one lac fifty thousand — only) as full and final payment.

4. The Sellers have granted irrevocable right of way over the said internal road leading from the public road (90' Devidas Road) to the said row house properties and C.T.S. No.1501 adjoining north side plot more particularly described in the second and third schedule hereunder written



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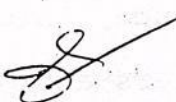
and which Right of Way shall be of permanent nature to be maintained by the Buyers.

5. The Buyer shall be entitled to amalgamate the said smaller plot of C.T.S. 1500 (P) for row houses with C.T.S. No.1501 described in the Third Schedule hereunder written.

6. The Buyers shall be entitled to construct bungalqws/row houses or multi-storeyed building on the said smaller plot - consuming the F.S.I. in the manner set out hereinabove and also consuming the Floating F.S.I. and/or the F.S.I. available under the T.D.R. Scheme.

7. The Buyers herein, the owners of Owner for the time being of the property described in the Third Schedule hereunder written, and the occupants, guests, servants and agents on the bui-ldings which may be constructed on the said properties shall be entitled to permanent right of use and enjoyment of the recreation ground including children's swimming pool and children's park in the manner in which the same shall be used and enjoyed by the flats-purchasers of the building "SHRI TILAK COMPLEX" and shall pay a sum of Rs.30/- (Rupees Thirty only) per month to the Sellers and upon the Society being formed of the flat-purchasers of SHRI TILAK COMPLEX building, to such society.

8. The said internal roads shall be maintained by the Buyers herein.



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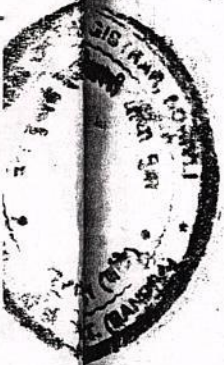
9. The Buyers shall be entitled to amend the plans from time to time as per Municipal Corporation of Greater Bombay rules and regulations, prevailing at that time.
10. The Buyers shall pay all the outgoings including Municipal taxes, N.A. assessment etc. in respect of the said property.
11. The Sellers shall cause the Owners of the said property to execute Power of Attorney in favour of the Buyers or their nominee/s for development of the said properties.
12. The parties hereto agree to the following terms and conditions:
- (a) The Buyer has accepted the Seller's title to the said premises.
 - (b) The Buyer shall construct at their own construction cost construct the said Row House/Bungalows/buildings as per sanctioned plans.
 - (c) The Buyer shall continue the appointment of Architect, M/s. Teearch or their Architect and complete the said project. From the date hereof, the Architect's fees shall be paid by the buyer separately.
 - (d) The Buyer shall be entitled to use and enjoyment of the said premises including the proposed structures to be constructed by him without any interference, interruption or disturbance from the Sellers and/or the flat purchasers of the building or


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buildings of the said property.

- (e) The Buyer shall be entitled for the beneficial utilisation of the tube-well water to be provided on the Seller's remaining property.
- (f) The stamp and registration charges shall be borne and paid by the Buyer, if applicable.
- (g) The Sellers record having permitted the Buyer to enter into the said premises for the purpose of construction of the said bungalows/row houses at his own costs, charges and expenses.
13. All the deposits payable to the Municipal Corporation of Greater Bombay or B.S.E.S. Ltd., for water connection and electricity charges or permanent deposits in respect of the said premises which become payable, shall be paid or reimbursed to the Sellers by the Buyer.
14. The Buyer shall also pay his proportionate share of the payment made and/or required to be made by way of betterment charges, contribution, municipal taxes, property taxes, rates, cess charges and/or other amounts in respect of the said property without raising any objections.
15. The Buyer agrees and undertakes on demand to do, execute and deliver and cause to be done, executed and delivered all acts, deeds, things, matters,



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documents, letters, writings and papers as may be reasonably required by the Sellers for further better or more perfectly effecuating or preserving the rights and interest of the sellers or for securing the due fulfilment of the provisions thereof.

16. The Sellers have executed and delivered a Power of Attorney in favour of the Buyers to enable the Buyers to complete the construction of the said row houses, bungalows and enjoy the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All these pieces or parcels of land or ground bearing S.No.100, H.No.9, C.T.S. No.1500 admeasuring 9466 sq. yards equivalent to 7918 sq. meters situate lying and being at Village : Eksar, Taluka Borivli, Bombay Suburban District in the Registration and District and Sub-District of Bombay Suburban and Bombay City.

THE SECOND SCHEDULE ABOVE REFERRED TO

All these pieces or parcels of land or ground bearing S.No.100 (pt) H.No.9 (pt) C.T.S. No.1500 (pt) admeasuring F.S.I. 1850 sq.ft. inclusive of balcony and staircase

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benefit, situate lying and being at
Village : Eksar, Taluka Borivli, Bombay
Suburban District in the Registration
and District and Sub-District of Bombay
Suburban and Bombay City.

THE THIRD SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of land,
ground hereditaments and premises one of
which being Survey No.100, Hissa No.15
C.T.S. No.1501, admeasuring an area of
about 346.4 sq. meters equivalent to 414.3
sq. yds. or thereabout situate, lying and
being at Village Eksar, Taluka Borivli
B.S.D. Bombay 400 092 in the Registration
District and Sub-District of Bombay City
and Bombay Suburban.

SIGNED SEALED AND DELIVERED)
by the withinnamed Sellers)
M/s. SHREE TILAK ENTERPRISE)
in the presence of :)

[Handwritten signature]

SIGNED SEALED AND DELIVERED)
by the withinnamed Buyers)
1) SMT BHARTI NEMCHAND DEDHIA)
2) SMT. DEVKABEN KHETSHI DEDHIA)
3) SMT. HEMLATA DAMJI DEDHIA)

[Handwritten signatures]
M.O. Dedhia

in the presence of :

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RECEIVED on the day and year)
 first hereinabove written, of and)
 from the withinnamed Buyer the sum)
 of Rs. 25,000-00 (Rupees Twenty)
five thousand only— only))
 being the amount of earnest or deposit)
 to be paid by him to us.)

ch. No. 101021
 Citizen Coop Bank Ltd
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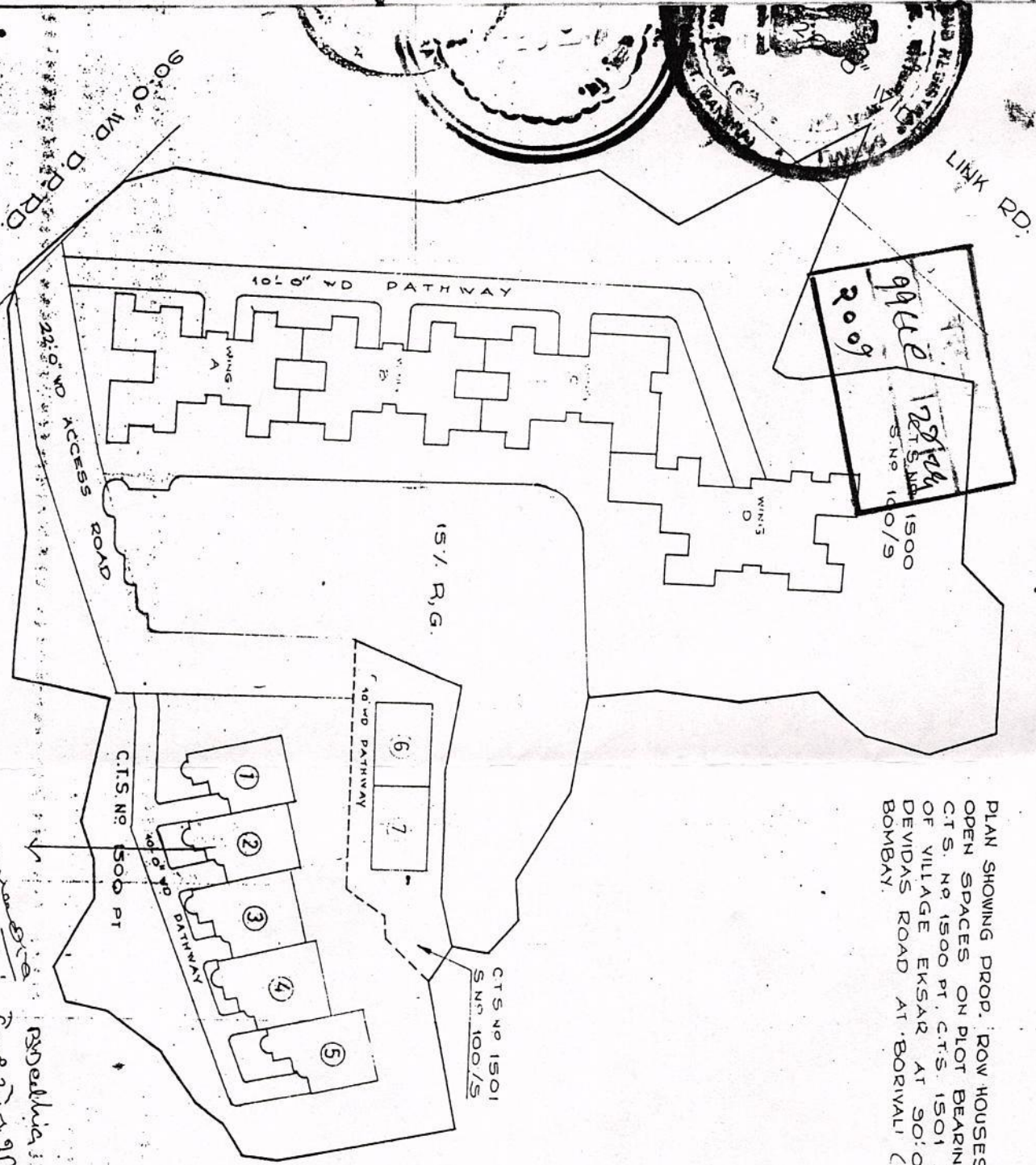
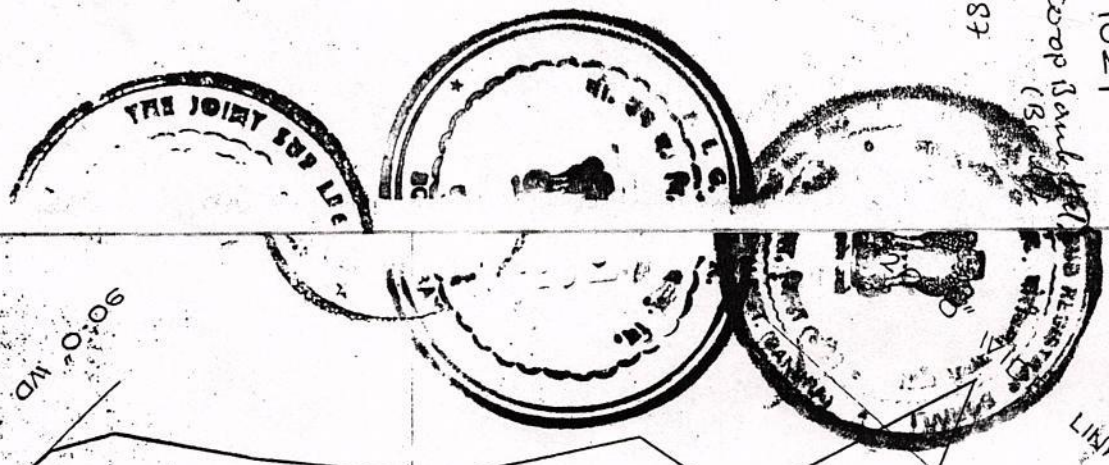
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SELLERS



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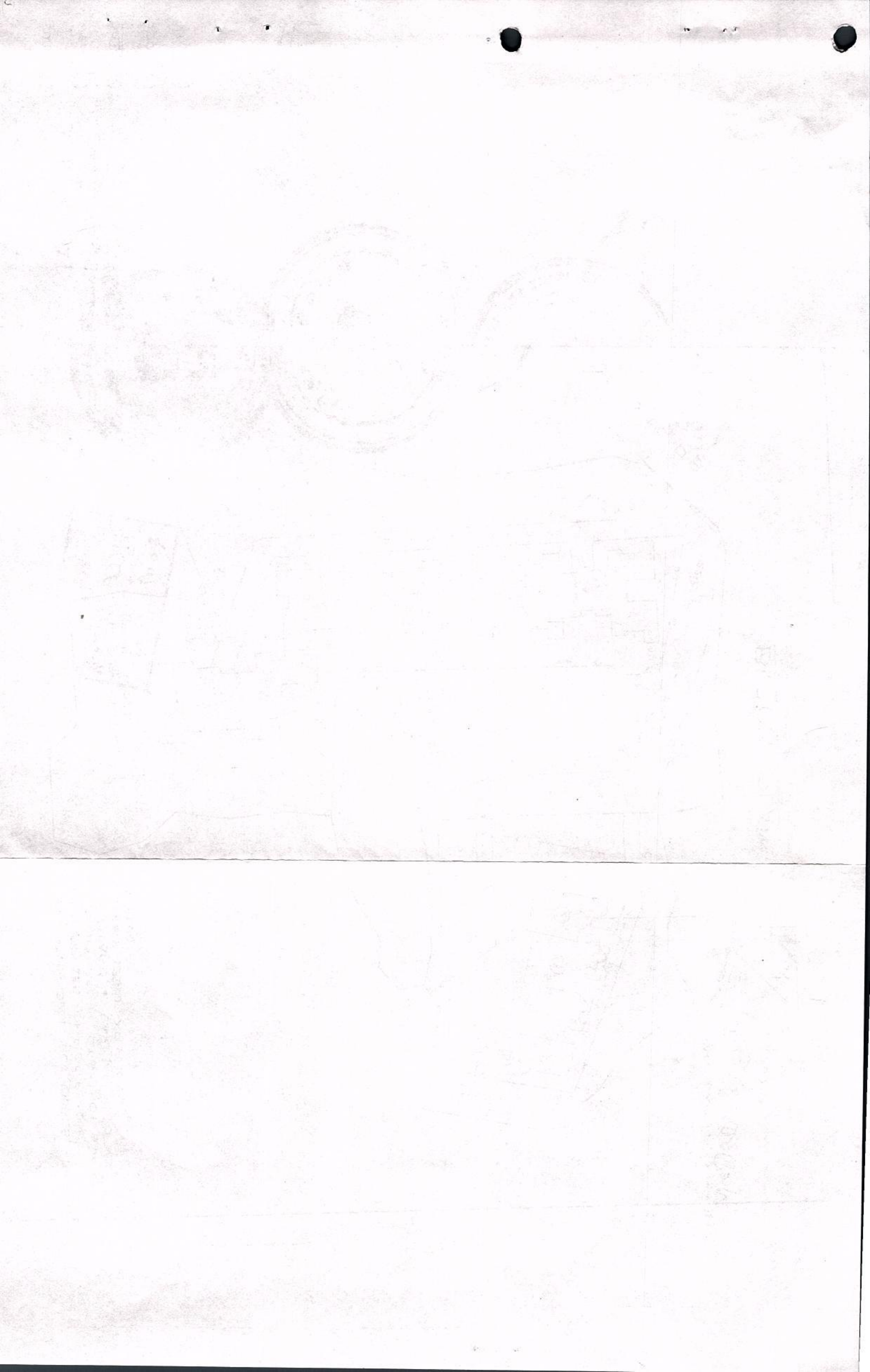
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PLAN SHOWING PROP. ROW HOUSES WITH
OPEN SPACES ON PLOT BEARING
CTS. NO 1500 PT. C.T.S. 1501 S. NO 100/5
OF VILLAGE EKSAR AT 90'0" WD.
DEVIDAS ROAD AT 'BORIVALI' (W).
BOMBAY.

BLOCK PLAN
SCALE 1:500



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Dated 15th this day of February 198

M/s. SHRI TILAK ENTERPRISE .. Sellers

AND

SMT. BHARTI NEMCHAND DEDHIA
AND SMT. DEVKABEN KHETSHI
DEDHIA AND SMT. HEMLATA
DAMJI DEDHIA

AGREEMENT FOR SALE

OF

ROW HOUSE NO.2

SHRI TILAK COMPLEX
C. T. S. No.1500, 120' Link Road
& Devidas Road, Village Eksar,
Borivli (West), Bombay 400 092



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 विवेक बंधा वधि कार्यालय
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रीड्य

ए. सुपुत्र विवेक बंधा
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- 1) श्रीम. आरती @ नेमचंद देवीया कय ५७ वर्ष सुधीया
 सध्या अं २९. इमिडिओ, विवेक बंधा कार्यालय सुपुत्र
 कोरेविली (प) मुंबई ९७ ए मं.
- 2) श्रीम. हेमलता दामजी देवीया कय ४७ वर्ष सुधीया
 स. रो वसुध नं २ टिळक अंधेवय विवेक बंधा
 कोरेविली (प) मुंबई १०३



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विवेक बंधा कार्यालय
 कोरेविली (प) मुंबई १०३

1) Beelha

2) M. 008851

1) श्री. एकनाथ मधुकर मोरे, वय .. वर्ष, नोकरी
 सी/६, हिमांशु प्रेमनगर, बोरीमलो (पश्चिम),
 मुंबई-४०० ०९२.

2) श्री. मनोहर ल. कोळी
 हांग नं. ४, पयतपुत्र अपार्टमेंट,
 मारुती नगर, अशोकवन,
 दहिसर (प.), मुंबई-६८

विवेक बंधा कार्यालय
 कोरेविली (प) मुंबई १०३

1) Jemoye

2) M.L. Koli

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विवेक बंधा कार्यालय
 कोरेविली (प) मुंबई १०३

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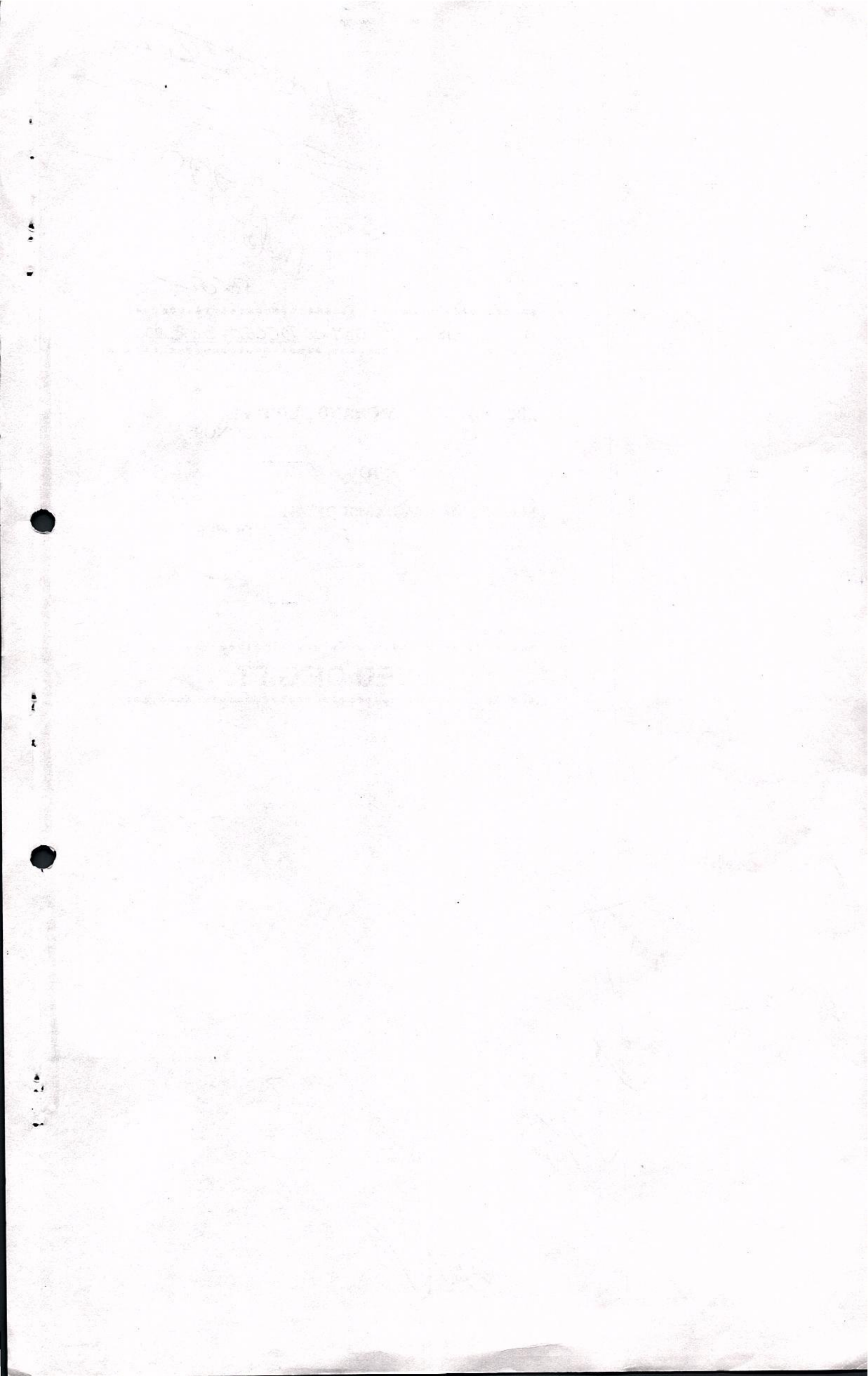
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श. दुष्यम मिश्रक बोदीबली
बुधई उपदगर जिला



~~Adjudicated~~

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DATED THIS 27TH DAY OF DECEMBER, 2001

MRS. BHARTI NEMCHAND DEDHIA.
.....DONOR.

TO

MRS. HEMLATA DAMJI DEDHIA.
.....DONEE.

DEED OF GIFT.

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