



Wednesday, January 17, 2007
3:08:28 PM

Original
नोंदणी 39 प.
दिनांक 17/01

पावती

पावती क्र. : 358

दिनांक 17/01/2007

मावाचे नाव बाहुर


दस्ताऐवजाचा अनुक्रमांक वदर14 - 00356 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: प्रकाश जीवनराम रांधई - -

नोंदणी फी	:-	27410.00
नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)	:-	840.00
एकूण	रु.	28250.00

आपणास हा दस्ता अंदाजे 3:20PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 1420272 रु. मोबदला: 2741000रु.

भरलेले मुद्रांक शुल्क: 137050 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: वी ओ आय, ठाणे;

डीडी/धनाकर्ष क्रमांक: 049337; रक्कम: 27410 रु.; दिनांक: 17/01/2007

310 N.L.S.



ICICI Bank
Customer Copy

Deposit Dt. Mumbai Date: 16.1.07

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	1,37,050/-
Service Charges	Rs.	10/-
Total	Rs.	1,37,060/-

Name of Stamp duty paying party :
Dr. Prakash T. Sangha
Mrs. Shikha P. Sangha

DD / Cheque No. _____

Drawn on Bank _____

(For Bank's Use only)

Tran ID _____
Franking Sr. No. _____
Officer Prakash 10210



FRANKING DEPOSIT SLIP

AGREEMENT FOR SALE

This Agreement is made and entered into at Mumbai on this 17th day of January 2007, between **MRS. GEETA K. MAURYA**, age 35 yrs., (PAN : AHBPM 2094 C) and **MR. KRISHNA KUMAR MAURYA**, age 35 yrs., (PAN : ACOPM 4842 L) both Indian Inhabitants, residing at Flat No. B-201, Datta Kripa Co-operative Housing Society, Data Mandir Road, Bhandup, Mumbai - 78. hereinafter called the "VENDORS/TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and permitted assigns) of the **ONE PART** ;

Thane 400 502
Thane 400 502
D-S/STP/MICR/RTA/102/05/1465-68
V.N. Nalajkar, CHIEF SIGNATOR
16/253
JAN 16 2007
17:08
R. 0137050/-P85297
INDIA
STAMP DUTY
MAHARASHTRA

Shikha Sangha

AND MR. PRAKASH JEEWANRAM HANJHAI, (PAN : AACPS 0692 C), and MRS. SHIKHA PRAKASH HANJHAI, age 33 yrs., (PAN : AMXPS 7425 C) both Indian Inhabitants, residing at Flat No. 192, Dhanishtha, Tarangan Tower I, Pokhran Road No. 1, Thane (W) - 400 606., hereinafter called the

"PURCHASERS/TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and permitted assigns) of the OTHER PART;

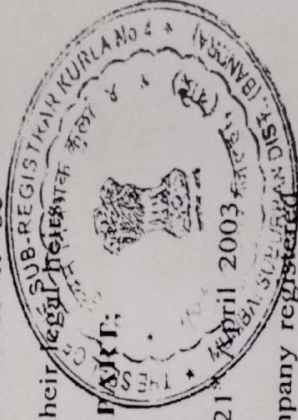
WHEREAS by virtue of an Agreement dated 21 April 2003 entered into between NIRMAL LIFESTYLE LTD., a Company registered under the provisions of the Companies Act, 1956, having its office at Jawahar Talkies Compound, Mulund (W), Mumbai - 400 080., hereinafter referred to as the "DEVELOPERS" of the one part and, the Vendors/Transfers herein were the purchaser therein of the other part; later agreed to acquire and/or purchase the Office No. 310, 3rd Floor, known as "Nirmal Lifestyle " The Corporate Centre, L.B.S. Marg, Opp. Nirmal Nagar, Village Nahur, Mulund (W), Mumbai - 400 080., described in more details in the schedule given hereunder, hereinafter for the brevity sake referred as the "SAID FLAT".

AND WHEREAS the Agreement for Sale dated 21st April 2003 executed between NIRMAL LIFESTYLE LTD., the DEVELOPERS and MRS. GEETA MAURYA and MR. KRISHNAKUMAR MAURYA, as purchasers therein lodged for registration on 23/04/2003 vide Registration Acknowledgement No. 3423/2003 with the Sub Registrar of Assurances, Thane.

AND WHEREAS the Vendors/Transfers were desirous of selling the said Flat and the Purchasers/Transferees offered to purchase the said

१११-१४
२५१-२
२००७

Page 35 of 35



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Flat on Ownership basis on certain terms and condition and ~~on~~ ^{as in and where is} basis.

427-44
2000

AND WHEREAS the Vendors/Transferors ~~have clear and~~

marketable title in respect of the said Office and thus the Vendors/Transferors are well and sufficiently entitled to the said Office and have good right full power and absolute Authority to deal with and dispose of the said Office and every part thereof to any third party.



AND WHEREAS the Vendors/Transferors as a member of the

the said proposed society have been allotted a Office bearing No. 310, admeasuring 379 sq. ft. Carpet area on the 3rd Floor, known as "Nirmal Lifestyle". The Corporate Centre, L.B.S. Marg, Opp. Nirmal Nagar, Village Nahur. Mulund (W), Mumbai - 400 080., what is known as Ownership basis, which building belongs to and is owned by the said Developers .

AND WHEREAS the Vendors/Transferors have not yet been allotted shares of the said Proposed Society and the Vendors/Transferors have right, title and interest in the said Office and in the Membership right/shares to be issued to them by the proposed Society and as incidental thereto the Vendors/Transferors are in Possession of the said Office as a member of the said Proposed Society.

AND WHEREAS on the basis of the inspection of the document, Agreement for Sale entered between the Developers and the Vendors/Transferors herein, as aforesaid the Purchasers/Transferees are satisfied that the Vendors/Transferors are the absolute Owner of the "SAID

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Shilpa Langhai

CE" and has agreed to purchase the said Office and Shares/Membership
of the said Proposed Society.

AND WHEREAS the parties are desirous of recording the
terms and conditions agreed between them as hereinafter appearing:

घात - १४
३५/१८
२००७

NOW THEREFORE THIS AGREEMENT WITNESSETH

AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HEREIN AS FOLLOWS :

The Vendors/Transferors have agreed to sell and/or transfer
the said Office, amenities and fixtures therein and the Membership
Right/Shares of the Proposed Society, alongwith the deposits or any other
amounts standing in the records of the Developers, Thane Municipal
Corporation, M.S.E.B, etc., to the Purchasers/Transferees and the
Purchasers/Transferees have agreed to purchase and/or acquire from the
Vendors/Transferors their right, title and interest in respect of the said Office,
amenities and fixtures therein and in the Membership Right /Shares of the said
Proposed Society, alongwith the deposits or any other amounts standing in the
records of the Developers, Thane Municipal Corporation, M.S.E.B. etc., for
the total Price or consideration of Rs. 27,41,000/- (RUPEES TWENTY
SEVEN LAKH FOURTY ONE THOUSAND ONLY) as aforesaid ;

2. The Vendors/Transferors have already received a sum of
Rs. 11,41,000/- (RUPEES ELEVEEN LAKH FOURTY ONE THOUSAND
ONLY) by Pay order as per the details hereinbelow mentioned in (i) being
the token amount /earnest money, out of agreed price or consideration
Rs. 27,41,000/- (RUPEES TWENTY SEVEN LAKHS FOURTY ONE

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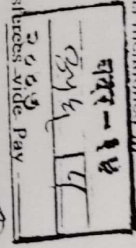
[Handwritten signature]
Shikha
Samal
25



ONE HUNDRED ONLY from the Purchaser/Transferee (a receipt whereof Vendors/Transferees doth hereby admit and acknowledge the same and every part thereof forever acquit, release and discharge the Purchaser/Transferees) and balance price or consideration of Rs. 16,00,000/- RUPEES SIXTEEN LAKHS ONLY shall be paid as mentioned in b) hereinbelow :-

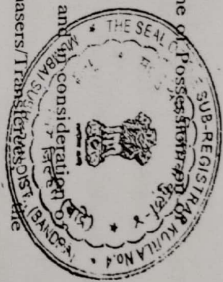
Rs. 11,41,000/-

has paid by Purchaser/Transferees vide Pay Order No. 085450 dtd. 17/01/2007 drawn on Central Bank of India, Mumbai at the time of registration.



(ii) Rs. 16,00,000/-

Shall be paid at the time of Possession before 25/01/2007.



3. In pursuance of the said Agreement and in consideration of the price when fully paid by the Purchaser/Transferees the Vendors/Transferees undertake to hand over to the Purchaser/Transferees the vacant and peaceful possession of the said Office.

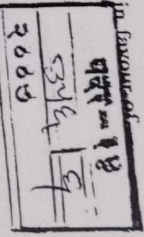
4. The Vendors shall execute such other deeds documents and writing as may be required by the Purchaser for more and better vesting or transferring the title of the Purchaser to the said Office in the Books and records of the DEVELOPERS and Proposed society.

5. Upon the completion of Sale, all deposits including Share money, deposit for club house facilities, sinking Fund etc. now standing in the name of the Vendors with the Developers or otherwise shall stand duly transferred in the name of the Purchaser and for that purpose the vendors shall

Signature
Sankha

sign and execute all necessary application and other assurances as may be necessary or may be determined or required by the said DEVELOPERS.

6. The Vendors shall sign and execute in favour of the Purchaser necessary application, forms, deeds and other documents or writings as may be reasonably required by the DEVELOPERS for transfer of the said Office and right to possess, use occupy and enjoy the said Office in favour of the Purchaser and for implementing the terms of this Agreement.



The Vendors hereby also declare that they shall pay all the rates, taxes, impositions, water taxes, Municipal taxes, lease rent, assessment charges, property taxes, electricity deposits/charges, Sinking Fund contribution and all other outgoings including maintenance charges and other dues payable to the DEVELOPERS, Government and Semi Government and all other authorities upto 31st January 2007.

7. The Vendors/Transferees agree and assent to obtain necessary NO OBJECTION CERTIFICATE from the Developers and proposed Society for the legal, full and perfect transfer of the said Office and the shares in respect of the said Office in favour of the Purchaser/Transferees herein.



8. The Vendors/Transferees agree and assent to obtain necessary NO OBJECTION CERTIFICATE from the Developers and proposed Society for the legal, full and perfect transfer of the said Office and the shares in respect of the said Office in favour of the Purchaser/Transferees herein.

The Vendors/Transferees declare that :

9. There are no suits, litigation, either Civil or Criminal or other proceedings pending in any court of law against the Vendors/Transferees personally affecting the said Office.

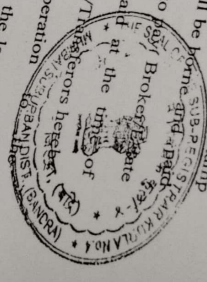
Signature
Sankha

and, and the Vendor/Transferees state that save and except the aforesaid contents and papers, they do not possess any other document of title in respect of the said Office nor they have deposited or pledged the same in any manner and as such be undertake to indemnify and keep indemnified the Vendor/Transferees.

The Purchasers/Transferees shall abide by the bye-laws, rules and regulations of the said Proposed society and shall pay and discharge all dues and contribution in respect of the said Office from the date of taking possession of the said Office.

3. Transfer charges, if any, payable to the Developer and the Stamp duty, Registration Charges and other Legal expenses shall be borne and paid by the Purchasers/Transferees. Both the parties has agreed to undertake to extend their full legitimate, full, perfect and effectual transfer of the said Office and Shares in favour of the Purchasers/Transferees, and further undertake not to charge any extra consideration and/or charges for the same.

14. This Agreement shall always be subject to the Provisions contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership Flat Rules, 1964 or any other Provisions of the Law applicable thereto.



Sangari
Chamte

SCHEDULE OF PROPERTY

Plot bearing No. 110, admeasuring 79 sq. ft. (approx) known as "The Corporate Centre, E-14, Marol, Opp. Hornal Nagar, Village Nohur, Muband (W), Muband - 400 080, Mumbai (W) and Registration District and Sub-District Mumbai Suburban District.

WHEREOF THE PARTIES HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND THE YEAR FIRST HEREINAFOVE WRITTEN.

SIGNED SEALED AND DELIVERED BY
the withinnamed "VENDORS/TRANSFERORS"
MRS. GEETA K. MAURYA
MR. KRISHNAKUMAR MAURYA

Geeta K. Maurya
Krishna Kumar Maurya

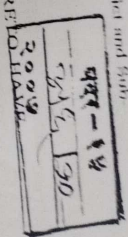
In the Presence of
1. *Shri. H. H. H. H.*



SIGNED SEALED AND DELIVERED BY
the withinnamed "PURCHASERS/TRANSFEREES"
MR. PRAKASH JEEWANRAM SANGHAL,
MRS. SHIKHA PRAKASH SANGHAL

In the Presence of
1. *Shri. H. H. H. H.*
2. *Sangari Chamte*

Prakash Sanghal
Shikha Sanghal



SCHEDULE OF PROPERTY

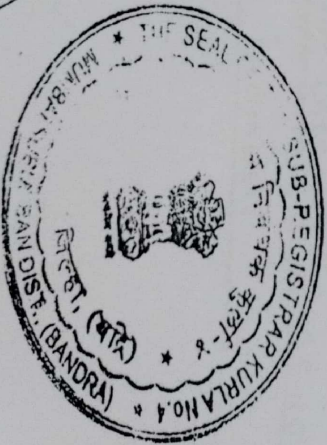
File bearing No. 110, admeasuring 379 sq. ft. Carpet area 3rd floor, known as
Mittal Lifestyle, The Corporate Centre, L.A.H. Marg, Opp. Emerald Nagar,
Village Nahur, Mulund (W), Mumbai - 400 080, situate lying in Plot No. 110,
101/A (part) being in Village Nahur, Taluka and Registration District and Sub-
District Kurla and District Mumbai Suburban District.

2009
2009

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED BY)
the withinnamed "VENDORS/TRANSFERORS")
MRS. GEETA K. MAURYA)
MR. KRISHNAKUMAR MAURYA)
In the Presence of)
1. Pranitha)
2. [Signature])

SIGNED SEALED AND DELIVERED BY)
the withinnamed "PURCHASERS/TRANSFEREES")
MR. PRAKASH JEEWANRAM SANGHAL,)
MRS. SHIKHA PRAKASH SANGHAL)
In the Presence of)
1. Pranitha)
2. [Signature])

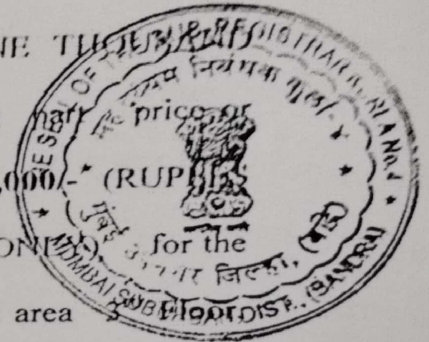


[Signature]
Sanghal

[Signature]
Sanghal

RECEIPT

Received with thanks from the Purchasers/Transferees MR. PRAKASH BEWANRAM SANGHAI and MRS. SHIKHA PRAKASH SANGHAI, a sum of Rs. 11,41,000/- (RUPEES ELEVEN LAKH FOURTY ONE THOUSAND ONLY) by pay order/s as per the details hereinbelow, being part of the price of consideration out of agreed price or consideration of Rs. 27,41,000/- (RUPEES TWENTY SEVEN LAKHS FOURTY ONE THOUSAND ONLY) for the sale of Office bearing No. 310, admeasuring 379 sq. ft. Carpet area known as "Nirmal Lifestyle", The Corporate Centre, L.B.S. Marg, Opp. Nirmal Nagar, Vilege Nahur, Mulund (W), Mumbai - 400 080., .



बदर-१४
 ३१/१/१९
 २००७

DATE	NAME OF THE BANK	P.O.. NO.	AMOUNT
17-01-2007	Central Bank of India Mumbai	DBS 450	11,41,000.00
			11,41,000.00

[Signature] *[Signature]* We say Received
 Rs. 11,41,000/-

MRS. GEETA K. MAURYA and MR. KRISHNAKUMAR MAURYA

Witnesses :

1.

जीवनामसर

2.

Sanjeev Chavle

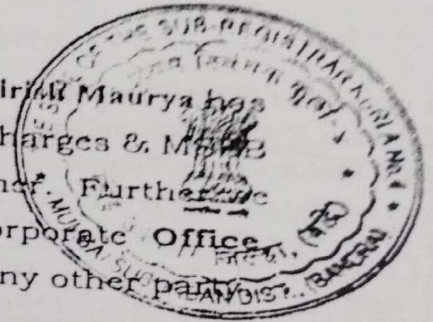
NIRMAL LIFESTYLE LTD.
Opp. Nirmal Nagar, L.B.S. Marg
Mulund (West), Mumbai-400 080.
Tel: 6641 0181 / 2590 5122 / 6797 3180 / 81
Fax: 6797 3182 E-mail: nirmalgroup@vsnl.com
www.nirmalthomes.com



5th January, 2007

FOR YOUR INFORMATION AND RECORD,

to confirm that Mr./Mrs. Geeta Krishna Maurya / Krishna Girish Maurya has
paid all their dues against the Office consideration, Water Charges & Municipal
City Deposit (as per actual) will be borne by new Customer. Further
NO Objection in their selling Office no. 310 in Corporate Office
located at L.B.S Road, Mulund West, Mumbai - 400 080 to any other party.
In regard we have no objection to sell this Office by Mr./Mrs. Geeta Krishna
Maurya / Krishna Girish Maurya to the third party.



above is only for information and record and is issued at request.

घदर-१५
31/12
2007

NOC is valid Subject to Undertaking & PDC Cheque given by Mr./Mrs. Geeta
Maurya / Krishna Girish Maurya stating that the Property Tax from 1st July,
2006 till 31st December, 2006 will be paid as and when demanded as per actual, and
from 1st January, 2007 it will be borne by new customer.

Sincerely,
Yours faithfully,

NIRMAL LIFESTYLE LIMITED

[Signature]
Authorized Signatory.

VALID UNTIL

Form No. (Gen-52) (15.3.69) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT

NO. CB 4506 APRESIA 1

COMMENCEMENT CERTIFICATE

344-23
314 193
2999

19 NOV 2001

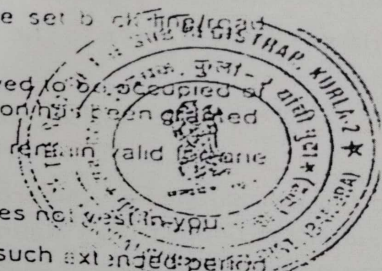
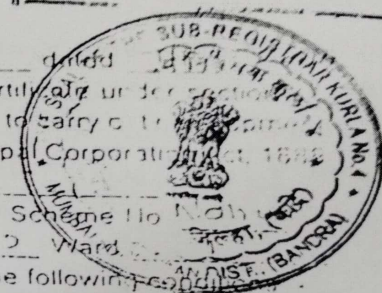
344-23
314 193
2999

15 Heerda ... Association Registered

With reference to your application No. 3354 dated 19/11/2001 for Development Permission and grant of Commencement Certificate under section 44 of the Maharashtra Regional & Town Planning Act 1966, to carry out building permission under section 346 of the Mumbai Municipal Corporation Act, 1947 to erect a building in Building No. 2 on plot No. 291A 500 Divn/Village/Town Planning Scheme No. 110 situated at Road No. 235 D7079 Mulund (W) Ward No. 110 the Commencement Certificate/Building permit is granted on the following conditions:

- The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if
 - The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with

True Copy
For Dairiana Associates
Architects



Municipal Commission
the applicant through
ving title through or
the development work
Town Planning Act.
conditions of this cert
ctors assignees,
an or under him
Municipal Commis
Executive Eng
under section 45
C.C. is valid up
C.C.

The Municipal Commissioner for Greater Bombay is satisfied that the same is by the applicant through fraud or misrepresentation and the applicant and every living title through or under him in such an event shall be deemed to be void and the development work in contravention of section 43 or 44 of the Municipal Corporation & Town Planning Act, 1968

18/11/2002
D.R. KARRA
98

Conditions of this certificate shall be binding not only on the applicant but also on his successors, assignees, administrators and successors and every person claiming through or under him

Municipal Commissioner has appointed Shri D.R. KARRA Executive Engineer to exercise his powers and functions of the Planning under section 45 of the said Act.

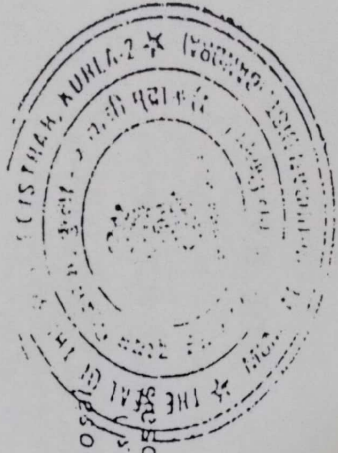
This C.C. is valid upto 18 NOV 2002

C.C. upto Plinth

18/11/2002
D.R. KARRA
(18/11/2002)

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.

(Signature)
13/11/2001
Assistant Engineer, Building Proposals
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR



MUNICIPAL COMMISSIONER FOR GREATER BOMBAY



.....

नहर - ७
दस्तावेज क्रमांक (२०२३/२०६१९)

REGISTRAR, KURLA
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TO WHOMSOEVER IT MAY CONCERN

२०२३-१४
२०२३

Re: Pieces or parcels of land or ground admeasuring in the aggregate 7957.65 square metres or thereabouts situate lying and being at Village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban



1. (i) Hoechst Marion Roussel Ltd. ("Hoechst") was originally seized and possessed of or otherwise well and sufficiently entitled to the pieces or parcels of land or ground admeasuring in the aggregate 1,61,320.5 square metres or thereabouts together with the buildings and structures standing thereon situate lying and being at Village Nahur, Taluka and Registration Sub-District Kurla and District and Registration District Mumbai Suburban (hereinafter referred to as "the Larger Land");



(ii) out of the Larger Land:-
(a) a plot admeasuring 17,000 square metres or thereabouts together with the Research Centre Buildings and structures thereon was sold and conveyed by Hoechst to Nicholas Piramal India

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE-1307/MP/EST/AT 17 6 JAN 2002

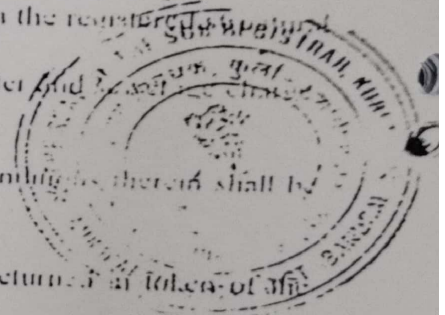
1. Name of the building
2. Address
3. Name of the architect
4. Name of the owner

Handwritten form with fields for name, address, and date (2002).

Handwritten form with fields for name, address, and date (2002).

1) That the amended plans submitted by you for the... shall be approved subject to the compliance of the conditions mentioned in the bye-laws of the Municipal Corporation No. dated 18.8.2001 and following additional conditions:

- 1) That the R.C.C. design & calculations as per the amended plans considering the seismic aspects as per analysis IS Code Nos. 1893 & 4326 shall be submitted through the registered structural engineer before starting the work.
- 2) That the R.C.C. from Asst. Engineer (Water Works) for extra water supply shall be submitted and the charges shall be paid.
- 3) That the R.C.C. shall be got endorsed as per amended plan.
- 4) That the R.C.C. from C.E. (M&E) shall be obtained and compliance thereof shall be complied with.



One set of amended plans duly signed and stamped is hereby returned in token of final Municipal approval.

Yours faithfully,

Executive Engineer,
(Bldg. Proposals) (Eastern Suburbs)

17 6 JAN 2002

Copy of this information to Shri Dharmesh Jain, C.A. to owner.

Handwritten signature and date (16/01/2002) for the Executive Engineer.

True Copy

For Daisaria Associates
Architects



Limited (SPE) under a Deed of Conveyance dated 30th September, 1998.

Handwritten notes in a box: 24/0003

(b) a plot admeasuring 16,824.15 square metres or thereabouts together with the Hatched Buildings and structures thereon was sold and conveyed to [redacted] under a Deed of Conveyance dated 7th February, 1999.

Handwritten notes in a box: 2000, 910

(c) a plot admeasuring 7728 square metres or thereabouts was sold and conveyed by Hoechst to Mafatal Investments Chemicals Limited under a Deed of Conveyance dated 30th December, 1999;

Stamp: SUB-REGISTRAR KURLA, MUMBAI SUBURBAN DIST. (MUMBAI)

(d) a plot admeasuring 4491 square metres or thereabouts together with structures standing thereon, has been agreed to be sold and conveyed to Vinotak Investment Pvt. Ltd. under a Memorandum of Understanding dated 31st January, 2000, subject to the obtaining of various approvals and documents as stipulated in the said Memorandum of Understanding;

Stamp: SUB-REGISTRAR KURLA, MUMBAI SUBURBAN DIST. (MUMBAI)

(iii) on the residual portion of the Larger Land being a plot admeasuring 1,15,277.27 square metres or thereabouts, Hoechst has constructed buildings and structures, having a total built-up area of 35,708.61 square metres or thereabouts (hereinafter referred to as "the Buildings");

by and under an Order dated 30.6.1998 bearing No. C.E. 1/1 to R-126 DPES the Municipal Corporation of Greater Bombay allowed Hoechst residential / commercial development on the said plot subject to the terms and

conditions specified therein inter alia relating to the buildings to be obtained from the Additional Commissioner and L.A. Officer, Greater Bombay and provisions relating to the character, location and provisions relating to the amenities space etc.

Handwritten notes in a box: 24/0003

by and under an Order dated 12th November, 1999. In pursuance of the said Order, the Executive Engineer (Building Proposal) Eastern Suburbs approved the layout / subdivision of the said larger land on the terms and conditions specified therein.

Handwritten notes in a box: 2000, 910

by and under a Memorandum of Understanding dated 10th March, 2000, Hoechst has agreed to sell to Nirman Ltd ("the Developers") and the Developers have purchased from Hoechst on "as is where is" basis:-

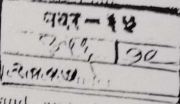
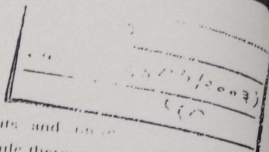
Stamp: SUB-REGISTRAR KURLA, MUMBAI SUBURBAN DIST. (MUMBAI)

(a) the Land being pieces or parcels of land admeasuring 1,15,277.27 square metres or thereabouts (out of which an area admeasuring 24,432.46 square metres or thereabouts (including the area reserved for public purposes and is to be reserved to the M.C.M. as set out hereinabove) situated lying and being at Village Nahur, Taluka and Registration District Kurla and District Registration Mumbai Suburban District and more particularly described in the Second Schedule thereunder and delineated on the Plan annexed thereto and thereon shown surrounded by red coloured boundary line and indicated as Plot "D" thereon;

Stamp: SUB-REGISTRAR KURLA, MUMBAI SUBURBAN DIST. (MUMBAI)

(b) the Buildings comprising of buildings and structures standing on the Land having a total built up area of

35,708.61 square metres or thereabouts and more particularly described in the Third Schedule thereto, written and shown hatched in black colour on the plan annexed thereto,



(i) the fixtures listed in the Fourth Schedule thereto, written, which are attached to the Land and the Buildings,

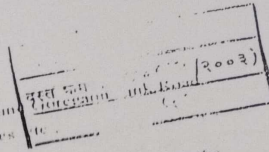
on terms and conditions specified therein;

(vii) under the said MOU Hoechst has agreed to complete the site in a phased manner and to authorise and permit the Developers to presently develop a portion of the said plot measuring 51,700 square metres or thereabouts and which portion is more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Phase I Land") by constructing new buildings and structures thereon in place of the existing buildings and structures and/or making material changes in the buildings and structures standing thereon which includes redevelopment of the land in accordance with the plans and specifications may be sanctioned by the Municipal Corporation of Greater Mumbai ("the MCGM") subject, however, to the conditions stipulated in Clause 7.1(a) of the said MOU;

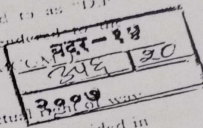


(viii) by and under an Order dated 22nd May, 2000 bearing No. CA/ULC /D: 111/ 22/6404 passed by the Additional Collector and CA (ULC) Brihan Mumbai, a Certificate was issued for redevelopment of the larger land in relation to

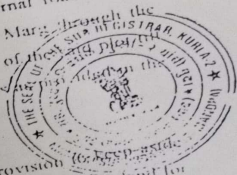
the area under road set back of Mumbai D.P. Road, internal road, open spaces etc.



(ix) out of the gross area of 1,15,111.11 square metres of the Land areas of land aggregating to 21,887.08 square metres, hereinafter referred to as "the said Reservations" and area of land aggregating to 2545.38 square metres are reserved for D.P. Road and set back, (hereinafter referred to as "D.P. Road") both of which areas are to be surrendered to the Municipal Corporation of Greater Mumbai ("MCGM")



(x) the Developers have, in addition to the perpetual right of way to be given to Nicholas Piramal India Limited as provided in Clause 4.1(1) of the said MOU, to provide a right of way to Hoechst by way of a 12 meter wide internal road so that Hoechst can have access from the L.B.S. Marg through the said Phase I land to the remaining portion of the said Phase I Land the same is handed over to the Developers under the said MOU;



(xi) the Developers are required to make provision for an area equivalent to 17 1/2 % out of the said Phase I Land for reservations such as garden, amenity, utilities, etc. as provided in Clause 7 of the said MOU and are making provision for necessary open spaces in accordance with the D.C. Regulations out of the said MOU treating the said Phase I Land as a separate developable plot.



in pursuance of the said MOU, the parties had filed Form No 47-I along with a photocopy of the said MOU with the Appropriate Authority under the provisions of Section 269 UB of the Income Tax Act, 1961 and by its "No Objection" Certificate dated 12th June, 2000 the Appropriate Authority has given its clearance in respect of the

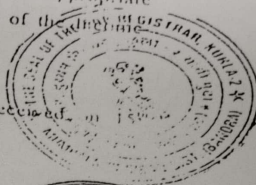
(v) a sum of Rs 2,00,00,000/- was paid by the Developer to Hoechst as earnest money or deposit on the execution of the said MOU in respect of the said Land and a further sum of Rs 18,50,00,000/- was payable by the Developers to the Owner within 30 days from the date of receipt by the Office of the "No Objection" Certificate from the Appropriate Authority appointed under Section 269 UB of the Income Tax Act, 1961.

(vi) the said "No Objection" Certificate was received on 12th June, 2000.

(vii) by and under a Development Agreement dated 2nd February 2001 made and executed between Hoechst India Limited as the Owner of the One Part and the Developers as the Other Part, Hoechst have authorised and permitted the Developers to enter into the portion of the said plot hereinafter referred to as "the said Phase I" measuring 51,000 sq. mtrs or thereabouts and which is more particularly described in the First Schedule hereunder written for the purpose of carrying out the work of development pending the transfer of the said plot by Hoechst to the Developers hereinafter provided.

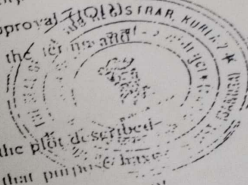
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(viii) the Developers have availed of financial assistance from HOECHST India Ltd. and to secure the repayment thereof, have created Equitable Mortgage by deposit of title deeds in favour of HOECHST India Ltd. in respect of the entire property including Phase I Land and the said plot described in the Schedule hereunder written:

(viii) by and under an Order dated 29th March 2003 (No. CE/4528/BPES/AT, the Executive Engineer (Building Proposals) Eastern Suburbs of the Municipal Corporation of Greater Mumbai issued its Intimation of Disapproval permitting construction upon the said plot on the conditions specified therein:

"We have investigated the title of Hoechst to the plot described in the Schedule hereunder written and for that purpose have caused searches to be taken in the office of Sub-Registrar of Assurances at Mumbai and Bandra for the year 2001. We have also issued advertisements in newspapers inviting objections from the Hoechst in favour of the Developers and have received no objection thereto from any person."

"We have also perused the property cards issued in relation to the said plot wherein the name of the holder is shown as 'Hoechst India Ltd.'. In the said property cards therefore, the name of 'Hoechst Marion Roussel Ltd.' requires to be substituted in place of Hoechst India Ltd. which is the former name of the company."

पत्र क्र. १४ (२००७)

Subject to the existing mortgage in favour of M.S.F.D. Ltd and the change of name in the property cards, M.S.F.D. Ltd are entitled to develop the said plot more particularly described in the Schedule hereunder written upon the terms and conditions specified hereinabove

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels of land or ground amounting to the aggregate 7957.65 square metres or thereabouts situate lying and being at Village Nahur, Taluka and Registration Sub-District Karla and District and Registration District Mumbai Suburban and divided as follows

- On or towards the South: Retaining part of property bearing New CTS No. 491/A By Goregaon Mulund Link Road
- On or towards the South: By Sub Divided Plot B (owned by Matatalal Dyes & Chemicals Ltd)
- On or towards the East: By remaining part of property bearing New CTS No. 491/B
- On or towards the West: By remaining part of property bearing New CTS No. 491/C

Dated this 2nd day of May, 2007

For Wadia Ghanshyamji Partner



पत्र क्र. १४ (२००७)

पत्र क्र. १४
२००७

Information of Disposal of the land of the Municipal Corporation Act, is granted up to date.

REGULATIONS FOR THE REGISTRATION OF BUILDINGS IN THE MUNICIPAL CORPORATION ACT, 1947.

1. The provisions of the Act shall apply to all buildings in the area of the Corporation.

2. The Corporation may, by order, exempt any building from the provisions of the Act.

3. The Corporation may, by order, require any building to be brought into conformity with the provisions of the Act.

4. The Corporation may, by order, require any building to be demolished or to be pulled down.

5. The Corporation may, by order, require any building to be reconstructed or to be repaired.

6. The Corporation may, by order, require any building to be altered.

7. The Corporation may, by order, require any building to be used for a particular purpose.

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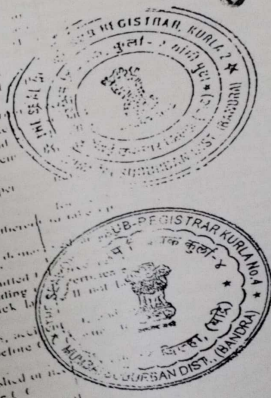
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97. The Corporation may, by order, require any building to be used for a particular purpose.

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99. The Corporation may, by order, require any building to be used for a particular purpose.

100. The Corporation may, by order, require any building to be used for a particular purpose.



True Copy
- of District Authority
- of District Authority

17/01/2007
3:07:09 pm

दुय्यम निबंधकः
सह दु.नि.का-कुर्ला 4

दस्त गोषवारा भाग-1

वदर14
दस्त क्र 356/2007
४९

दस्त क्रमांक : 356/2007
दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव: गीता कृ. मोयी - -
पत्ता: घर/फ्लॅट नं: बी -201, दत्त कृपा को जॉ ही
सोसा लि., दत्त मंदिर रोड , गांडुप प. मु. 78
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका:-

लिहून घेणार

वय 35

सही

[Signature]

भागायत्र

अंगठ्याचा दस्त



2 नाव: कृष्ण कुमार भौशी
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर: ACOPM4842L

लिहून घेणार

वय 35

सही

[Signature]



3 नाव: प्रकाश जीवनराम संघई - -
पत्ता: घर/फ्लॅट नं: 192, धनिष्ठा, तारांगण टॉवर 1,
पोखरण रोड नं. 1, ठाणे प.
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन:-

लिहून घेणार

वय 35

सही

[Signature]



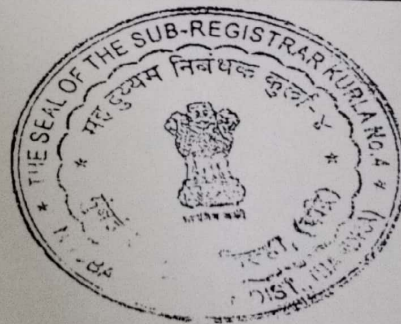
1 नाव: शिखा प्रकाश संघई - -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका:-
पिन:-
पॅन नम्बर: AMXPS7425C

लिहून घेणार

वय 33

सही

[Signature]



Company KYC



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U27106MH2008PTC188056

2008 - 2009

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

J. J. IRON AND STEEL PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सात नवम्बर दो हजार आठ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U27106MH2008PTC188056

2008 - 2009

I hereby certify that J. J. IRON AND STEEL PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Mumbai this Seventh day of November Two Thousand Eight.

(VIJAYA NAGORAO KHANDARE)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई
Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

J. J. IRON AND STEEL PRIVATE LIMITED

310, THE CORPORATE CENTER, NIRMAL LIFESTYLE,, L. B. S. MARG, MULUND (W),

MUMBAI - 400080,

Maharashtra, INDIA



(Amended)



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AACCJ1568K1ZB

1.	Legal Name	J. J. IRON AND STEEL PRIVATE LIMITED			
2.	Trade Name, if any	J. J. IRON AND STEEL PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	3RD FLOOR, 310, CORPORATE CENTRE, NIRMAL LIFESTYLE, L.B.S. MARG, MULUND WEST, Mumbai, Maharashtra, 400080			
6.	Date of Liability	01/07/2017			
7.	Date of Validity	From	01/07/2017	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Centre Goods and Services Tax Act, 2017			
Signature Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.03.28 12:46:46 IST					
Name		Thangzangam Naulak			
Designation		Superintendent			
Jurisdictional Office		MULUND-WEST_701			
Date of issue of Certificate		28/03/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 28/03/2023 by the jurisdictional authority.