

FRANKING DEPOSIT SLIP

Customer Copy			
Deposit Br.		Date : 16/03/06	
Pay to : ICICI Bank Ltd. A/C Stamp Duty			
Franking Value	Rs.	18,100/-	
Service Charges	Rs.	10.00	
Total	Rs.	18,200/-	
Name of Stamp duty paying party : Messrs. J. Duncan Health Care P. Ltd.			
<p>Received With Thanks Rs. 18,200/- Towards Payment of Stamps Duty</p>			
DD / Cheque No. 123185			
Drawn on Bank <u>ICICI Bank Ltd</u> Navpada, Thane Branch			
(For Bank's Use only)			
Tran ID	9884		
Franking Sr. No.	[Stamp]		
Officer	[Signature]		

श. ह. प.
 08/03/2006
 9. 39 80

THE INDENTURE OF CONVEYANCE is made and executed at Thane this 17th day of the month of Mar in the Christian Year Two Thousand Nine Hundred and Ninety Six

BETWEEN 1) Shri Sunderji Mulji Shah, age adult, 2) Shri Dinesh Sunderji Shah, age adult, 3) Shri Devchand Mulji Shah, age adult, 4) M/s. Sunderji Mulji Shah, HUF an Undivided Joint Family firm through its Karta and Manager Shri Sunderji Mulji Shah 5) M/s. Dinesh Sunderji Shah, HUF an Undivided Joint Family firm through its Karta and Manager Shri Dinesh Sunderji Shah 6) M/s. Devchand Mulji Shah, HUF through its Karta and Manager Shri Devchand Mulji Shah

No. 1 to 3 are residing at & No. 4 to 6 are having their office at 41, Jayanti Apartment, J. D. Road, Mulund (W), Mumbai - 400 080 hereinafter for brevity's sake collectively called as "THE VENDORS" (which expression so far as Vendors No. 1 to 3 are concerned, shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, Administrators and assigns and so far as Vendors No. 4 to 6 are concerned unless it be repugnant to the context or meaning thereof be deemed to mean and include its present and future co-parceners and assigns) OF THE ONE PART AND M/S. ATGAON INDUSTRIAL PREMISES PVT. LTD. a Company registered under the Indian Companies Act 1956 and having its office at 13, Jayanti Apartment, J. D. Road, Mulund (W), Mumbai - 400 080 hereinafter called "CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) OFF THE SECOND PART AND STRAIGHT MESSRS J. DUNCAN HEALTH CARE P. LTD. residing at its office address 324, Corporate Centre L.B.S. Marg, Mulund, Mumbai. 80 hereinafter called as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, Administrators and assigns) OF THE THIRD PART.

ICICI Bank Ltd. Plot No. 38A-B Prasad
Palace, N. Road, Mulund
(West), Mumbai - 400080.

D-5127/V/MC/R 101/14/02/04/05/06/07
 (MINI) STAMP
 Officer / A/C Stamp Duty
 9884
 103992
 Special Adhesive
 MAR 16 2006
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processed for hundred on

28/2008
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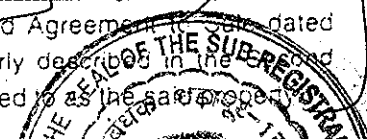
WHEREAS :

- a) One M/s. Amelon Synthetics Pvt. Ltd., was absolutely seized and possessed and/or otherwise well and sufficiently entitled to all those pieces and parcels of land situate lying and being at village Punadhe and village Atgaon in aggregate admeasuring 21 H 99 R 5 P equivalent to 2, 19, 950 Sq. mtrs., or thereabouts bearing Atgaon Revenue Survey Nos. 221/3(pt) 221/3(pt) 220/6(pt) 219/7, 219/8 and 220/6 and Punadhe Survey Nos. 96, 82/1, 80/3, 74, 5/1(pt), 74/5/2, 80/6, 80/4, 82/3 and more particularly described in the Part 'A' of the First Schedule written hereunder hereinafter for brevity's sake referred to as "the said Amelon property" which was purchased by the said M/s. Amelon from the original landlords by various Deeds of Conveyance based on which the name of said M/s. Amelon Synthetics P. Ltd. was entered into the Revenue Record of Rights at 'Kabjedar Sadar' vide various Mutation entries.
- b) By 11 separate Deeds of Conveyance executed in favour of the 6 parties viz 3 each in favour of Shri Sunderji Mulji Shah, Shri Dinesh Sunderji Shah and 2 in favour of Shri Devchand Mulji Shah and 1 each in favour of M/s. Sunderji Mulji Shah HUF, M/s. Devchand Mulji Shah HUF and Shri Dinesh Sunderji Shah HUF the said M/s. Amelon sold, transferred, assigned and conveyed the said Amelon property excluding land admeasuring 76 R bearing Atgaon S. N. 220/6 in favour of the said persons in parts, the said persons are herein after collectively called as the said Purchasers and accordingly the name of the said Purchasers were entered into the Records of Rights at 'Kabjedar Sadar' by deleting name of said M/s. Amelon vide various entries. And by an Agreement for sale dated 3-6-1996 executed in favour of Shri D. M. Shah and Amelon Synthetics P. Ltd., agreed to sale the left over property bearing Atgaon S. N. 220/6.
- c) By 6 separate agreements for Sale executed between each respective persons out of the said purchasers being the vendors therein referred to of the one part and the Confirming Party herein and the Purchaser therein referred to of the Other Part the said respective Purchasers agreed to sell to the Confirming Party herein their respective properties for the consideration and upon the terms and conditions more particularly set out in the said respective Agreements to Sale.
- d) Pursuant to the said respective Agreements the said respective Purchasers executed separate irrevocable General Power of Attorney in favour of the nominee/s of the Vendors herein to enable the Vendors herein to develop and sell the said Amelon property effectively.
- e) Pursuant to the said Agreements the said Purchasers also handed over vacant and peaceful possession of their respective properties to the Vendors herein to facilitate the Vendors herein to develop and sell the said property, however, as per the sanctioned Layout and N. A. order of the Company Revenue Authorities.
- f) One Shri Vitthal Ganu Nichite and others are absolutely seized and possessed of and/or otherwise well and sufficiently entitle to all those pieces or parcels of agricultural land admeasuring 8 Acres situate, lying and being at Village Atgaon, Tal. Shahpur, Dist. Thane bearing Revenue Survey No. 220 Hissa No. 4, Survey No. 220 Hissa No. 5 and more particularly described in part 'B' of the First Schedule written hereinafter for brevity's sake referred to as the said 'Nichite Property'.
- g) By an Agreement for sale dated 3-6-1996 executed in Marathi Language and character between M/s. Atgaon Industrial Premises Pvt. Ltd. being the Confirming Party herein and the Purchaser therein referred to of the One Part and said Shri Vitthal Ganu Nichite and Others being the Vendors therein referred to of the Other Part, the said Shri Vitthal Ganu Nichite and Others have agreed to sell, Transfer, assign and convey the said 'Nichite Property' to the Confirming Party herein for the consideration and upon the terms and conditions more particularly set out in the said Agreement for Sale and also permitted to develop and sell the said property.
- h) The said 'Amelon Property' and the said 'Nichite Property' are hereinafter for brevity's sake jointly referred to as the 'said Joint Property'.



3,880

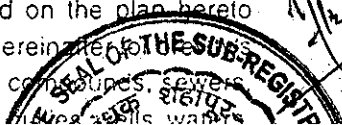
- i) Thus the Confirming Party herein was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property more particularly described in the First Schedule written hereunder the hence entitled to develop and sell the said property, in pursuance of the right, title and interest created in their favour by virtue of the above recited various agreements and the powers conferred upon their nominees by various Power of Attorneys executed in pursuance of the said Agreements.
- j) With the amendment to the Maharashtra Land Revenue Code 1966 and the B. T. & A. L. Act, 1948 came in the year 1994, the agricultural land falling in to Industrial zone if to be developed for industrial purpose be treated as deemed N. A. Land and need not obtain N. A. permission from the Competent Revenue Authority first, and the development can be commenced after getting a Layout/Plan sanctioned from the concerned Town Planning Authority.
- k) The Confirming Party herein accordingly submitted a Development scheme to the A. D. T. P. Thane for sanction of industrial layout, amalgamation and sub-division of the amalgamated lands into various plots of land of different sizes and which scheme has been sanctioned by the A. D. T. P. Thane by his order being No. विशेष, रेखांकन, पुणे - आटगाव शहापुर, स. सं. ठाणे, दि. 20-6-1996 ^{11.02.97} whereby he accorded his sanction and approval to the said scheme i.e. Industrial Layout, amalgamation and sub division of the said pieces or parcels of land described in the First Schedule hereunder written, hereinafter for brevity's sake the said Layout of the A. D. T. P. Thane be referred to as "The Said Layout".
- l) Pursuant to the said Layout, the said property more particularly described in the First Schedule written hereunder which is deemed N. A. Land was firstly duly amalgamated and thereafter subdivided into several plots of land as shown on the plan thereof, annexed hereto and marked as Annexure - I which layout scheme is to be known as "ATGAON INDUSTRIAL COMPLEX PHASE II".
- m) According to the said scheme the Confirming Party have developed various individual sub plots of different sizes and also going to erect a small scale industrial Estate having various Galas/ Units.
- n) Pursuant to the Powers and authorities contained in the hereinabove recited agreements for sale and various Power of Attorneys executed in favour of the Confirming Party herein, the Confirming Party herein were and are entitled to sell, lease or otherwise agree to transfer the sub divided plots and the Galas in Layout plots and the "Said Industrial Galas", to intending Purchasers and to receive and appropriate the price thereof.
- o) By a Deed of Conveyance dt.23-9-1996 executed between said Shri. V. G. Nichite & others being the Vendors therein referred to of the one part and M/s. Atgaon Industrial Premises Pvt. Ltd. being the Purchasers, the said Shri V. G. Nichite & Others have sold, transferred, assigned & conveyed the said Nichite property to the Confirming Party herein for the consideration & upon the Covenants more particularly set out in the said Deed of Conveyance.
- p) The Vendors herein have in pursuance of the said sanctioned Layout plan demarcated the layout plots, the internal Roads, open spaces, approach Road, and have also commenced selling the layout plots to the intending Purchasers.
- q) By an Agreement for Sale dated _____ executed between the Confirming Party herein and the Vendor therein referred to of the One Part and the Purchasers herein and therein referred to of the Other Part, the Confirming Part herein have agreed to sell, transfer, assign and convey the said layout plot being Plot No. 65 admeasuring 1080 Sq. mtrs. forming part of the said property more particularly described in the Second Schedule hereunder written at or for a lumpsum consideration of Rs. 4,59,000/- (Rupees four lacs fifty nine thousand only) and upon the terms and conditions more particularly set out in the said Agreement dated _____. The said layout plot is more particularly described in the Second Schedule written hereunder hereinafter for brevity's sake referred to as the said property.



858/2008
11.02.97

- r) The Purchaser/s has/have inspected the title Deeds of the Vendor and the Confirming Party to the said land described in the schedule hereunder written as also ADTP's letter No. 3210/325 dated 20th June, 1996 ^{11.02.97} thereby sanctioning the layout scheme and the terms and conditions contained therein and title Certificate issued by M/s. Patil Gangarkar & Co., Advocate for the Vendors and the Confirming Party herein and the Purchasers herein admit and declare that he/they have got satisfied with the title of the Vendors and the Confirming Party as marketable and free from all encumbrances and reasonable doubts. ISA
- s) The Purchasers is/are made aware about the usage of the said plot which should be as per the terms and conditions contained in the said layout sanction letter of ADTP Thane and relevant N. A. rules and Purchasers shall not deviate from the said terms and conditions contained in the said sanctioned letter and the said N. A. rules and N. A. orders which issued by the said Competent Authorities including Collector of Thane.
- t) The Confirming Party herein subsequently submitted a regular N. A. proposal to the Collector Thane who in turn vide his letter No. महसुल/का-१८९ एन एपी/सनद/का. वि/२९३/९६ dated 19-3-96 intimated that due to specific amendment made to the M. L. R. C. in Industrial Zone, no N. A. is required to be got sanctioned separately.
- u) Subsequent thereto the Confirming Party herein has also got the said land measured from the T. I. L. R. Shahapur pursuant to the land layout sanctioned letter dtd. 20-6-1996 of ADTP Thane and according to the K. G. P. issued by T. I. L. R. Shahpur Talathi Atgaon has allotted combined Survey No./Gat No. to the said joint property more particularly described in the First Schedule hereunder written of which the said property forms small portion viz. Plot No. 65 ISA
- v) The Purchaser herein has paid the agreed consideration amount as per the payment schedule fixed under the said Agreement of Sale and now nothing is remained in balance to be paid by the Purchasers to the Confirming Party and in turn the Confirming Party herein has also paid the proportionate agreed consideration amount to the Vendors herein and in view thereof at the instance of the Confirming Party the Vendors herein have agreed to execute this Deed of Conveyance in favour of the Purchaser in the manner hereinafter appearing : ISA

NOW THEREFORE THIS DEED WITNESSTH that in the premises aforesaid and in pursuance of the Agreement for Sale as mentioned hereinabove and in consideration of the aggregate payment of Rs. 4,59,000/- (Rupees four lacs fifty nine thousand) made by the Purchasers to the Confirming Party abovenamed being the full and final payment of the Purchase price and/or consideration payable by the Purchasers to the Confirming Party (the payment and receipt whereof the Confirming Party do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do forever acuit, release and discharge the Purchasers) and in consideration of the agreed purchase price in proportion to the area of the said property, already paid pursuant to the said 6 sale Agreements, by the Confirming Party to the Vendors herein, being the full and final settlement of the consideration and/or Purchase Price in proportion to the said property payable by them to the Vendors (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do for ever acuit, release and discharge the Confirming Party and the Purchaser) AND THEY THE VENDORS DO AND EACH OF THEM doth hereby grant, sell, convey, assure, assign and the Confirming Party doth hereby confirm unto the Purchasers all that piece or parcel of land admeasuring 1,080 Sq. mtrs. situate, lying and being at Village Atgaon/Punadhe Taluka Shahpur, in the Registration District Thane and Sub District of Shahpur/Murbad and more particularly described in the Second Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by red colour boundary line (herein referred to for the sake to be referred to edifices, buildings, courts, yards, drains, areas, commons, ditches walls fences trees shrubs ways paths passages commons शहापुर)



05/2006
U-3/00

Sr. No.	Survey No.	Hissa No.	Area H. R. P.	Assessment Rs. Ps.
B) Village Punadhe				
1.	96		0-20-5	0.25
2.	82	1	2-77-0	1.44
3.	80	3	0-29-0	0.25
4.	74	5/1(pt)	3-42-0	2-17
5.	74	5/2	2-28-0	1-45
6.	74	5/1(pt)	3-42-0	2-18
7.	80	6	2-15-0	1-00
8.	80	4	1-05-0	0.75
9.	82	3	0-96-0	0.50
			16-54-5	

(PART - B)

ALL THOSE pieces or parcels of agricultural land admeasuring 3 H 21 R 0 P equivalent to 32,100 Sq. mtrs. or thereabout, situate lying and being at Village Atgaon Tal. Shahapur, Dist. Thane within the limits of Jilha Parishad Thane, Panchayat Samiti Shahapur, Gram Panchaya: Atgaon within the Jurisdiction of Sub-Registrar of Assurances Murbad/Shahapur and described into the Revenue Records of Rights as under :

Survey No.	Hissa No.	Area H. R. P.	Assessment Rs. Ps.
220	4	2-86-0	2-00
220	5	0-35-0	0.25
		3-21-0	

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

Village : Atgaon
ALL THAT piece or parcel of non-agricultural land bearing layout Plot No. 65
admeasuring 1080 Sq. mtrs and forming part of scheme known as "ATGAON INDUSTRIAL
COMPLEX PHASE II" and also forming part of large property more particularly described in the First
Schedule written hereinabove, situate, lying and being at village Atgaon/Punadhe and delineated on
the plan thereof hereto annexed and thereon shown in Red colour being plot of layout of the Sub
Division Scheme sanctioned by the A.D.T.P. Thane vide his order bearing No. विशेष/रेखांकन/पुणघे
आटगाव/शहापुर/सं.सं. ताणे/३२६/३२८ dated 20-6-1996 and Confirmed by Collector, vide his letter No. 174
महासुत/कख-१/टे-९/एन.ए.पी./सनद/का.वि./२९३/९६ dt. 19-3-1996.





दस्तक्रमांक व वर्ष: 496/2006

Friday, March 24, 2006

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दुय्यम निबंधक: शहापुर

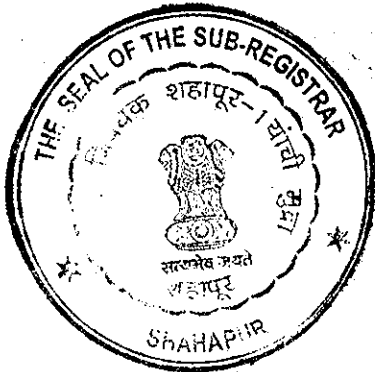
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : आटगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 459,000.00
बा.भा. रु. 459,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे.आटगांव,ता.शहापुर येथील आटगांव इंड.कॉम्पलेक्समधील बिनशेती प्लॉट.जुना स.नं.221/3पैकी.प्लॉट नं.65.क्षेत्र 1080चौ.मी.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) श्री.सुंदरजी मुलजी शहा, देवचंद मुलजी शहा, दिनेश सुंदरजी शहा, सुंदरजी मुलजी शहा (एच.यु.एफ.), देवचंद मुलजी शहा (एच.यु.एफ.), दिनेश सुंदरजी शहा (एच.यु.एफ.) या सर्वातर्फे कु.मु.म्ह.मधूकर गोविंदजी ठक्कर.
घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: शहापुर; तालुका: शहापुर; पिन: -; पॅन नम्बर: -
- (2) - - सा.दे.आटगांव इंड.प्रिमायसिस प्रा.लि. तर्फे कु.मु.म्ह.मधूकर गोविंदजी ठक्कर.
घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: शहापुर; तालुका: शहापुर; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) - - जे.डॅकन हेल्थकेअर प्रा.लि.तर्फे कु.मु.म्ह.मधूकर गोविंद फडतरे; घर/प्लॉट नं: 324; गल्ली/रस्ता: -; ईमारतीचे नाव: कॉर्पोरेट सेंटर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मुंबई; तालुका: मुंबई; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 17/03/2006
- (8) नोंदणीचा 24/03/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 496/2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 18860.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 4590.00
- (12) शेरा



दुय्यम निबंधक शहापुर

दस्त गोषवारा भाग - 2

सहप

दस्त क्रमांक (496/2006)

४०-४०

क्र. [सहप-496-2006] चा गोषवारा
वार मुल्य : 459000 मोबदला 459000 भरलेले मुद्रांक शुल्क : 18400

पावती क्र.: 496 दिनांक: 24/03/2006

पावतीचे वर्णन

नांव: - - जे.डंकन हेल्थकेअर प्रा.लि.तर्फे
कु.मु.म्ह.मधूकर गोविंद फडतरे

हजर केल्याचा दिनांक : 24/03/2006 04:47 PM

आदनाचा दिनांक : 17/03/2006

हजर करणा-याची सही :

4590 : नोंदणी फी

800 : नक्कल (अ. 11(1)), पुष्टांकनाची नक्कल (अ. 11(2)),

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

5390: एकूण

नाचा प्रकार : 25) अभिहस्तांतरणपत्र

क्र. 1 ची वेळ : (सादरीकरण) 24/03/2006 04:47 PM

क्र. 2 ची वेळ : (फी) 24/03/2006 04:52 PM

क्र. 3 ची वेळ : (कबुली) 24/03/2006 04:52 PM

क्र. 4 ची वेळ : (ओळख) 24/03/2006 04:52 PM

नोंद केल्याचा दिनांक : 24/03/2006 04:52 PM

द. विबंधकाची सही, शहापुर

ख :

नील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याचा व्यक्तीशः ओळखतात,
याची ओळख पटवितात.

के.अ.ल.मदान, घर/प्लॉट नं: 324

री/रस्ता: -

तीचे नाव: कॉर्पोरेट सेंटर

त नं: -

साहत: -

गाव: मुलुंड

गा: मुंबई

दिनेश कांतीलाल मेहता, घर/प्लॉट नं:

रस्ता: -

तीचे नाव: -

त नं: -

साहत: -

गाव: शहापुर

गा: शहापुर

पुस्तक क्र. 9

क्रमांक ४९६ मध्ये

नोंदला

दि. 28/3/2006

दुसरा विबंधक, शहापुर

असे प्रमाणित करण्यात येते की, सदर

दस्तास १ ते 3९ + २ = ४०

अशी एकूण ४० पुष्ट आहेत.

दुसरा विबंधक शहापुर

