

Received Adj. Fee Rs. 100/-  
 36 16-3-04  
 Vice chalan No. 100/1000

*[Signature]*  
 Collector of Stamps Thane Rural

**OFFICE OF THE COLLECTOR OF STAMPS**

No. Evn. Adj. 691/03 Date: 16-3-04

Certified under Section 41 of the Bombay Stamp Act, 1958 that this  
 instrument is exempted from payment of stamp duty vide Govt. Notification  
 mudsanK/2000/4229/CR 1064/10-1 dt 5-5-01

No. .... Dated .....

This certificate is subject to the provision of section 63(A) of Bombay Stamp Act, 1958

Place: Thane

Date: 20-3-04

*[Signature]*  
 Collector of Stamps Thane Rural

M.V. 459000/-

*[Signature]*

असे प्रमाणीत करण्यात येते की, सदर  
 दरतास १ ते ४२ + २ = ४४  
 अशी एकूण ... ४४ ... पृष्ठ आहेत.

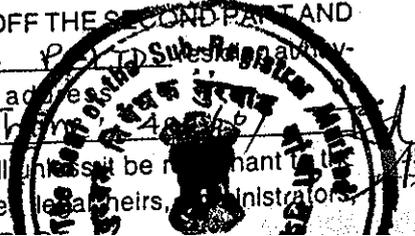
*[Signature]*  
 मुद्रम निबंधक मुद्रम



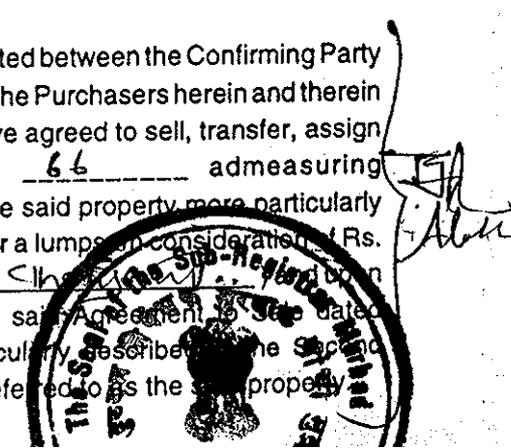
म र ब
दस्ता ६००/०४
१ / १४४

THE INDENTURE OF CONVEYANCE is made and executed at Thane this 12<sup>th</sup> day of the month of May in the Christian Year One Thousand Nine Hundred and Ninety Two Thousand Four Hundred and Ninety Three

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 and 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 Pvt. Ltd. Company, 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 as "THE 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 SHRI/SMT./MESSRS J. DUNCAN HEALTHCARE PVT. LTD. its office address 53, Vardhman Vatika, Kolshet Road, Thane hereinafter called as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the legal heirs, Administrators,



- i) Thus the Confirming Party herein was absolutely seized and possessed or 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/पुणेचे - आटगाव/शहापुर/स. सं. ठाणे/१६६९ dated 20-6-1996 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 Gala/ 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 20th Nov 2003 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. 66 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) the terms and conditions more particularly set out in the said Agreement for Sale dated 20th Nov 2003. 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.



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 ADP's letter No. विशेष/रेखांकन/पुणे - आटगाव/शहापुर/स. सं. ठाणे/१६६९ dated 20th June, 1996 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.

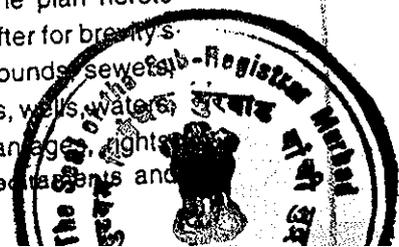
s) The Purchasers is/are made aware about the usage of the said plot which should be as per the terms and conditions contained in the said layout sanction letter of ADTP Thane and relevant N. A. rules and Purchasers shall not deviate from the said terms and conditions contained in the said sanctioned 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/कक्ष-१/टे २/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. 66

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 :

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 only) 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 1080 Sq. mtrs. situate, lying and being at Village Atgaon/Punache 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 (hereinafter for brevity's sake to be referred to edifices, buildings, courts, yards, drains, areas, compounds, sewers, ditches, walls, fences, trees, shrubs, ways, paths, passages, commons, gullies, wells, water, courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said land or ground hereinafter mentioned and



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 Panchayat 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: Punadhe

ALL THAT piece or parcel of non-agricultural land bearing layout Plot No. 66 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/पुणधे - आटगाव/शहापुर/सं.सं. ठाणे/१६६९ dated 20-6-1996 and Confirmed by Collector, vide his letter No. महासुल/कंस-१/टे-२/एन.ए.पी./सनद/का.वि./२९३/९६ dt. 19-3-1996.



म र ष  
 १००८/०८  
 १४४

SIGNED SEALED AND DELIVERED )  
 by the withinnamed 'Vendors' )  
 1. Shri Sunderji Mulji Shah )  
 2. Shri Dinesh Sunderji Shah )  
 3. Shri Devchand Mulji Shah )  
 4. M/s. Sunderji Mulji Shah H. U. F. )  
 5. M/s. Devchand Mulji Shah H. U. F. )  
 6. M/s. Dinesh Sunderji Shah H. U. F. )  
 through their Constituted Attorney )  
 Shri Madhukar G. Thakker )  
 in the Presence of )

For Sunderji Mulji Shah & 5 others.

*[Signature]*  
 (Constituted Attorney)

1. Mallen
2. R.M. Rajapurkar

SIGNED SEALED AND DELIVERED )  
 by the withinnamed 'Confirming Party' )  
 M/s. ATGAON INDUSTRIAL PREMISES )  
 PVT. LTD. through their Constituted )  
 Attorney Shri Madhukar G. Thakker )  
 in the presence of )

For Atgaon Industrial Premises P. Ltd.

*[Signature]*  
 (Constituted Attorney)

1. Mallen
2. R.M. Rajapurkar

SIGNED SEALED AND DELIVERED )  
 by the withinnamed 'Purchasers' )  
 Shri/Smt./Messers J. DUNCAN )  
HEALTHCARE P. LTD. )  
 by its director Shrimati )  
 in the presence of Hina Kiran )

For J. Duncan Healthcare Pvt. Ltd.

*[Signature]*  
 Director

1. Mallen
2. R.M. Rajapurkar

RECEIPT  
 RECEIVED of and from the withinnamed )  
 Purchaser/s the sum of Rs. 4,39,000/- )  
 (Rupees four lacs thirty )  
nine thousand Only )  
 from time to time by various cheques )  
 being the full and final settlement amount )  
 of the Purchase price agreed to be paid )  
 by them to it. )

Rs. 4,39,000/-  
 WE SAY RECEIVED

WITNESSES:

1. Mallen
2. R.M. Rajapurkar

FOR M/S. ATGAON INDUSTRIAL PREMISES PVT. LTD.

*[Signature]*  
 SHRI MADHUKAR G. THAKKER





दस्त गोषवारा भाग - 2

मरब
दस्त क्रमांक (978/2004)
88/88

दस्त क्र. [मरब-978-2004] चा गोषवारा  
बाजार मुल्य :459000 मोबदला 459000 भरलेले मुद्रांक शुल्क : 0

पावती क्र.:977 दिनांक:17/05/2004

पावतीचे वर्णन

नांव: जे डंकन हेल्थकेअर प्रा. लि. तर्फे संचालक  
आलोक कुमार अवधेश कुमार

दस्त हजर केल्याचा दिनांक :17/05/2004 12:04 PM

निष्पादनाचा दिनांक : 12/05/2004

दस्त हजर करणा-याची सही :

*[Handwritten Signature]*

4590 :नोंदणी फी

880 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),

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

5470: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 17/05/2004 12:04 PM

शिक्का क्र. 2 ची वेळ : (फ्री) 17/05/2004 12:08 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 17/05/2004 12:08 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 17/05/2004 12:08 PM

दस्त नोंद केल्याचा दिनांक : 17/05/2004 12:08 PM

*[Handwritten Signature]*  
दु. निबंधकाची सही, मुरबाड

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) शैलेश पद्माकर दवणे ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मुरबाड

तालुका: मुरबाड

पिन: -

2) दीपक गोविंदजी ठक्कर ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

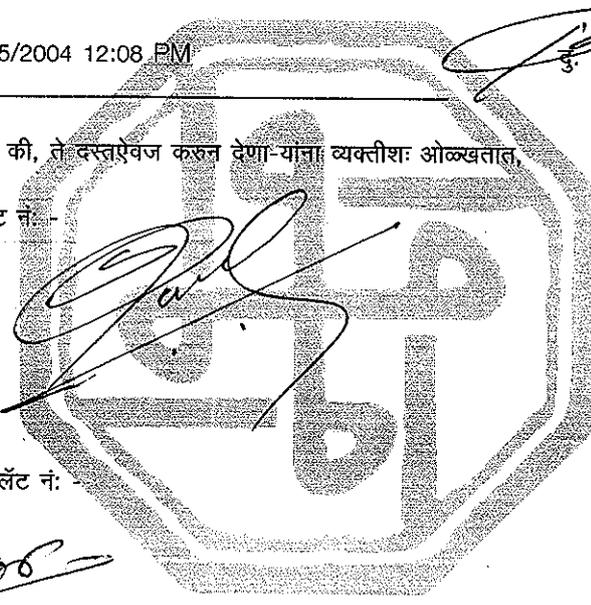
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: शहापूर

तालुका: शहापूर

पिन: -



मुद्रांक शुल्क: सवलत :महाराष्ट्र शासन नोटीफीकेशन मुद्रांक  
/2000/4229/CR-1064/M-1/ दिनांक 5/5/2001

*[Handwritten Signature]*  
दु. निबंधकाची सही  
मुरबाड

मुद्रांक क्रमांक 9  
क्रमांक 205  
मोबदला.  
दि. 90/4 1.2008  
*[Handwritten Signature]*  
दु. निबंधक, मुरबाड

