

flat
1000-1000

AGREEMENT FOR SALE

MAKER TOWERS

PLOT Nos. 73-A, 74, 83, 84 & 85 OF BLOCK V.

BACKBAY RECLAMATION, CURTIS PARADE

BOMBAY - 400 005.

Flat No. 912 Floor 9th

Tower 1 Garage No. -



12 FEB 1982

MAKERS DEVELOPMENT SERVICES PVT. LTD.

MAKERS DEVELOPMENT SERVICES PVT. LTD.

ARTICLES OF AGREEMENT made at Bombay this 3rd day of the year one thousand nine hundred and eighty one between MESSRS MAKERS DEVELOPMENT SERVICES PRIVATE LIMITED a company incorporated under the Companies Act 1956 and having its Registered office at Maker Chamber IV, 222 Marlian Point, Bombay 400021, hereinafter called "the Builders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns of the One Part) and M/S. *MAKERS DEVELOPMENT SERVICES PVT. LTD., 222, Jolly Bazaar, Colaba, Bombay - 400 021* (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the Purchasers, his/her/their heirs, executors, administrators, successors and permitted assigns) of the other part;

WHEREAS:

(1) Haribhai Estates Private Limited a company incorporated and registered under the Companies Act 1956 (hereinafter referred to as "Haribhai Estates") have agreed to take on lease a plot of land consisting of Plot Nos. 7A, 73A, 83, 84 & 85 duly amalgamated in Block V of the Bombay Backbay Reclamation Scheme of the Government of Maharashtra measuring 21685 sq. metres or thereabouts belonging to the Government of Maharashtra situate at Cuffe Parade, in the Registration District of Colaba Division, and more particularly described in the first Schedule hereunder written, hereinafter called "the said Plot" on the terms and conditions contained in the latter dated 6th July 1979 bearing Ref. No. LAR/2571/134259-AI and dated 3rd April 1974 bearing No. LAR/2571/134249-AI both addressed by the Under Secretary to Government of Maharashtra

Revenue and Forest Department to Shri Haribhai Mehta.

(ii) The possession of the said plot has been handed over to Haribhai Estates by Government of Maharashtra with effect from 19th September 1974.

(iii) Haribhai Estates have started to construct on the said plot seven multistoreyed buildings and a multistoreyed commercial building and a shopping arcade to be known collectively as "MAKER TOWERS" in accordance with the plans, designs and specifications prepared by the Builders' architects and approved by the Municipal Corporation of Greater Bombay or without modifications, and/or additions to such plans, as the builder may find desirable as may be approved by the authorities or bodies concerned including a shopping arcade, a revolving restaurant party and bar rooms, public galleries, a hotel and/or guest rooms.

(iv) The plans have been submitted to the Architecto Government of Maharashtra for his approval which may be approved with or without modifications by him;

(v) It is possible that additional floor space may be permitted by the Authorities concerned on the construction on the plot and such additional floor space may be constructed by the Builders by adding more floors to Buildings at present planned and/or by putting up additional buildings and/or extending proposed buildings on the plots as may be sanctioned by the relevant authorities.

(vi) Closed/open garages are proposed to be constructed on the open space and/or the ground floors of the buildings as planned to be constructed;

(vii) The Purchasers have taken inspection of the documents in respect of the said Agreement made with the Government of Maharashtra, the building plans, and designs and specifications, and such other documents mentioned under the rules of Maharashtra Generalship Flats Rules and the purchasers have also seen the said plot of land on which the said buildings will be constructed;

(viii) The Certificate of title issued by the Haribhai Estates Advocate and Solicitors AMBUBHAI AND DIMANJI has been inspected by the Purchasers a copy of which certificate is hereto annexed and marked Ex "A".

...3/-

(ix) By the orders sanctioning the scheme of amalgamation dated the 2nd day of July 1980 passed by Bombay High Court in company petition No.201 of 1980 connected with company application No.315 of 1980 filed by Haribhai Estates and in company petition No.203 of 1980 connected with and in company application No.317 of 1980 filed by the Builders the Hon'ble High Court was pleased to sanction the amalgamation of Haribhai Estates and with effect from 1st January 1980 the entire business and undertaking of Haribhai Estates including all properties immoveable and moveable and other assets of whatsoever nature stands transferred without any further act or deed to the Builders;

(x) Consequent upon the said amalgamation the Builders are now entitled to lease of the said plot from the Government of Maharashtra.

(xi) The Certificate of title issued by the Builders Advocate & Solicitors M/s Kanga & Co., a copy of which is hereto annexed and marked Ex "B" has been inspected by the Purchasers;

(xii) The Builders will be selling the flats/offices/garages/shops in the said buildings to be constructed on what is known as Ownership basis with a view ultimately that the Purchasers of all the flats/offices/shops/garages in the said buildings should form themselves into a Cooperative Society or Societies duly registered under the Maharashtra Cooperative Societies Act 1960 (Act XXIV of 1961) of Limited Company as may be decided upon by the Builders hereinafter called in any case "the Corporate Body" and upon the Purchasers of all the flats, offices shops and garages paying in full and their respective dues and strictly comply with all the terms and conditions of their respective Agreements for sale with the Builders, the Builders shall get the lease/Assignment of the said plot executed in favour of "the Corporate Body" to be formed as mentioned hereinafter;

for
and

(xv)
Under the said hereinbefore recited Agreement made by the Builders with the Government of Maharashtra in respect of the said plot a sum calculated at 6 1/2% per annum on the price of land calculated at Rs. 3000/- per square meter is payable to the Government of Maharashtra as ground rent in respect of the said plot. The area of the said plot being about 31685 sq. metres, the ground rent works out at about Rs. 61,78,585/- (Rupees Sixty-one-lacs-seventy-eight thousand four hundred and eighty-five only) or thereabouts per annum;

only only,

(xvi)
All the office units, residential units and shops will be sold with the understanding that the annual lease rent shall be so apportioned amongst the members of the said Corporate Body to be formed that the Purchasers of the office premises and shops shall contribute a sum, calculated at the rate of Re. 1/- (Rupee one only) per sq. ft. of carpet area per month of the office and shop area towards the payment of the ground rent payable to the Lessors viz. Government of Maharashtra and the Purchasers of the remaining area such as residential flats, revolving restaurant shall contribute at the rate of one Paisa per sq. foot of built up area per month towards the payment of the ground rent payable to the Lessors;

(xvii)
The Purchasers have read and fully understood the terms and conditions of the said hereinbefore recited Agreement for Lease, inspected the plans, specifications and designs sanctioned by the Municipal Corporation of Greater Bombay and have otherwise fully acquainted and satisfied themselves with the scheme evolved by the Builders for development of the said Plot by personally visiting the Plot;

(xviii)
The Purchasers have agreed to purchase from the Builders and the Builders have agreed to sell to the Purchasers a flat/office/shop being Flat No. 12, Office No. --- Shop No. --- on the --- floor of Tower --- of the said Residential/Commercial Building/Shopping-Arcade to be known collectively as "MAKER TOWERS", hereinafter called the said flat/office/shop along with a close/as-open Garage No. --- at/or for a lump sum price of Rs. 1,26,72,000/- on the terms and conditions hereinafter appearing;

(xix)
The Builders have informed the Purchasers that the word Garage in this agreement shall always be deemed to mean an open or covered Car parking space.

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Builders shall under normal conditions construct the said Buildings to be called "MAKER TOWERS" on the said Plot of land consisting of Plot Nos. 73A, 74, 83, 84 and 85 duly amalgamated in Block V of the Backbay Reclamation of the Government of Maharashtra measuring about 31685 sq. mts. or thereabout in the Registration District and Sub-District of Bombay bearing Cadastral Survey No. --- of Fort Division belonging to the Government of Maharashtra situated at Cuffe Parade, Bombay and more particularly described in the First

Schedule hereunder written in accordance with the plans, designs and specifications, seen and approved by the Purchasers with such variations and modifications as the Builders may consider desirable or as may be required by any public body or authority or the Lessor to be made in them or any of them including such additional floors or extensions to the Buildings or any Buildings in addition to the Buildings now planned, including a hotel, guest house, tower for revolving restaurant, bar and conference rooms, public galleries, a shopping arcade etc. The Purchasers hereby consent to the variations and modifications and additions, as aforesaid.

2. The Builders shall be entitled to construct in, over or around or above the Terrace of any of the Buildings on the plot a Revolving Restaurant, a Hotel, Guest House, Bar and Conference Rooms, Public Galleries, Party Rooms, a Shopping Arcade etc. hereafter referred to as the said additional areas in accordance with the plans and designs that may be sanctioned by the authorities concerned and the Builders shall either retain the said additional areas for themselves or dispose off the same or parts thereof to any person or persons or body or bodies Corporate, and the Buyers of such additional areas shall be admitted as Members of the said Corporate Body. The Builders or such Buyers or Transferees will have the unconditional and absolute right to let out or grant a Licence or run the said additional areas or part thereof on Royalty or other basis and on such terms and conditions as the Builders or such Buyers or Transferees as the case may be may decide, such contracts for letting, lease or licence or royalty or other basis to be binding on the other Purchasers of flats/offices/shops/garages of premises in the Commercial and Residential Buildings. The Builders and/or their aforesaid Buyers or Transferees and/or their assigns and/or their successor-in-title and/or their legal representatives and all persons patronising and visiting such Revolving Restaurant shall at all times have the unobstructed, unconditional and absolute right and licence without any fee, premium or consideration or compensation to use and take advantage of and/or avail of all the access, stair-cases, lifts, elevators, etc. leading to the Revolving Restaurant and other said additional areas. The Builders or their Buyers or their successors-in-title shall be in respect of such said additional areas liable to contribute a sum calculated at the rate of one paise per square foot of area per month towards the ground rent except the Buyers of shops who shall contribute a sum calculated at the rate of Rupee one per sq. foot per month, and such amount shall not be liable to be enhanced or reduced at any time or for any reason whatsoever. The Builders or their Buyers and/or their successors-in-title shall, in respect of such said additional areas however, be liable to pay the Municipal taxes as may be assessed and/or leviable upon them by the Municipal Corporation of Greater Bombay and other outgoings in respect of the Building in the proportion to the area of their premises as compared to the total area in the building. It shall be open to the Builders and/or their Buyers or and/or their successors-in-title to levy such fee as they may decide on persons patronising or visiting such Revolving Restaurant and other said additional areas and appropriate such fee for their own use and benefit and the Corporate Body shall not raise any objection thereto. The Corporate body shall however, be entitled to have access to the terraces for the limited purpose of attending to water storage tanks and to carry out necessary repairs to terraces and parapet walls.

3. All the office units including shops, residential units and garages are being sold by the Builders to various Purchasers with a clear understanding that they will form a Co-operative Society duly registered under the Maharashtra Co-operative Societies Act 1960 (Act 14 to 1961) hereinafter referred to as a 'Corporate Body' in accordance with the law and that the land and construction raised thereon in which the said pre-

misses agreed to be sold are situate would be conveyed and/or assigned in favour of such a Co-operative Society, provided that the Builders in their sole discretion may decide upon, for not forming a Co-operative Society and instead either to form a Company duly registered under the Companies Act 1956 or an Association of Apartment Owners within the meaning of the Maharashtra Apartments Ownership Act 1970, and provided further the Purchasers hereby expressly abandon their right, if any to call upon the Builders either to form a Company under the Companies Act 1956 or an Association of Apartment Owners under the Maharashtra Apartments Ownership Act 1970. On the Corporate Body being formed, the rights of the Purchasers of flats/offices/shops/garages and other areas shall be recognised and regulated by the Corporate Body and the rules and regulations framed by it, which rules and regulations, however, will be in consonance with the provisions of clause No. 4 hereinbelow.

4. An annual ground rent of about ~~Rs. 64,78,365/- (Rupees six crore~~ ~~lacs, seventy-eight thousand five hundred and eighty five only)~~ is payable in respect of the said Plot to the Government of Maharashtra in accordance with the terms referred to in the said hereinbefore stated Agreement for Lease. The Purchasers of premises in the Commercial Building will be liable to pay their contribution towards such ground rent through the Corporate Body at the rate of Re. 1/- (Rupee one only) per sq. foot of the carpet area acquired by each purchaser and the purchasers of flats in the Residential Building will each be liable to pay their contribution towards such ground rent through the Corporate Body at the rate of one paise per square foot of the built up area acquired by each such purchaser. The owner and/or purchaser for the time being of the said Revolving Restaurant and other said additional areas will contribute towards the ground rent at the rate of one paise per sq. foot per month through the Corporate Body as their share and/or contribution to the ground rent payable to the Government of Maharashtra. It is specifically agreed by and between the parties hereto that the method and/or manner and ratio of apportionment of ground rent as between the Purchasers of various units as agreed to by this clause shall not be liable to be varied or changed or cancelled and the share or quantum of ground rent payable by each purchaser of premises in the Commercial Building and the Residential Building and by the owner and/or the purchaser for the time being of the Revolving Restaurant and other said additional areas, (as mentioned in clause 2 hereinabove) shall at no time be liable to be altered. Provided that on expiry of the initial period of lease of 90 years, in case the Collector makes any alteration in the total ground rent payable in respect of the said plot, the quantum of contribution towards the added amount of ground rent shall be proportionately distributed in such a manner that the altered contribution as between the purchasers of the residential, commercial, shopping and other units shall be maintained in the same proportion and ratio as hereinabove mentioned.

It is agreed that the bye-laws of the said Corporate Body shall specifically provide for apportionment and payment of the ground rent in accordance with the provisions of this clause and shall further provide that in the event of any purchasers/members failing or being unable or committing any default in payment of their share of the ground rent according to the method and manner prescribed by this clause, such purchaser/member shall be liable to be expelled by the Corporate Body in addition to any other right the Corporate Body may have under the bye-laws or the Articles of Association or under any provisions of law to expel such purchaser/member or take any action in respect of any other breach or default of its bye-laws or rules and regulations or Articles of Association as the case may be. The Purchasers agree and confirm that they are entering into this agreement on the basis of this apportionment of contribution towards ground rent, and as a

promoter or member of such Corporate Body shall cast their vote in that behalf in the formulation of the Bye-laws, rules and regulations of the Society to be formed or in the Articles of Association of the Company to be formed, as the case might be. The Purchasers have fully satisfied themselves and hereby confirm that the price fixed for sale of the said office premises to them has been arrived at after taking into account specifically, the apportionment of the contribution towards the ground rent liability which has been fixed at 1 paise per sq. ft. per month in respect of the residential premises as against Re. 1/- per sq. ft. per month in respect of the office premises. The Purchasers agree to this arrangement relating to the apportionment of lease rent as aforesaid and confirm that they shall not at any time hereafter dispute their liability towards the monthly contribution of lease rent at the rate of Re. 1/- per sq. ft. of carpet area of office premises to be purchased by them every month.

The Purchasers further confirm that they are aware of the fact that the Purchase price of the office area agreed to be purchased by them has been so fixed after taking into account the liability for monthly contribution of ground rent as aforesaid.

5. The Purchasers hereby agree to purchase from the Builders and the Builders hereby agree to sell, to the Purchasers the said flat/office/shop shown on the plan thereof hereto annexed and thereon surrounded by red coloured boundary line with a closed ~~as open~~ Garage No. ~~...~~ at/or for a lump-sum price of Rs. ~~1,21,200/-~~ (Rupees ~~one lakh twenty one thousand and two hundred only~~)

to be paid by the Purchaser/s to the Builders as follows:

1 Rs. ~~36,925/-~~ (Rupees ~~thirty six thousand nine hundred and twenty five only~~) ~~over before the execution of these presents as and by way of earnest money, payable on or before 17-6-82.~~

Amount in figure	in words	on the completion of.
1a. Rs. 1,21,200/- (Rupees one lakh twenty one thousand and two hundred only)	Painting Work;	Twenty
2. Rs. (Rupees)	First Slab;	Twenty
3. Rs. (Rupees)	Second Slab;	Twenty
4. Rs. (Rupees)	Third Slab;	Twenty
5. Rs. (Rupees)	Fourth Slab;	Twenty
6. Rs. (Rupees)	Fifth Slab;	Twenty
7. Rs. (Rupees)	Sixth Slab;	Twenty
8. Rs. (Rupees)	Seventh Slab;	Twenty
9. Rs. (Rupees)	Eighth Slab;	Twenty
10. Rs. (Rupees)	Ninth Slab;	Twenty
11. Rs. (Rupees)	Tenth Slab;	Twenty
12. Rs. (Rupees)	Eleventh Slab;	Twenty
13. Rs. (Rupees)	Twelfth Slab;	Twenty
14. Rs. (Rupees)	Thirteenth Slab;	Twenty
15. Rs. (Rupees)	Fourteenth Slab;	Twenty
16. Rs. (Rupees)	Fifteenth Slab;	Twenty
17. Rs. (Rupees)	Sixteenth Slab;	Twenty
18. Rs. (Rupees)	Seventeenth Slab;	Twenty
19. Rs. (Rupees)	Eighteenth Slab;	Twenty
20. Rs. 1,21,200/- (Rupees one lakh twenty one thousand and two hundred only)	being the ultimate balance of the purchase price against delivery of possession of the said flat/office/shop.	

flat/office/shop.

21-11-82

The amount of Rs. ~~1,21,200/-~~ (Rupees ~~one lakh twenty one thousand and two hundred only~~) being the ultimate balance of the purchase price against delivery of possession of the said flat/office/shop.

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6. The fixtures, fittings and amenities to be provided in the said buildings and in the said tenements are those as set out in the Second Schedule hereunder written and the purchasers have satisfied themselves about the design of the said Buildings.

7. The Builders declare that they have not created any mortgage, charge, lien or other encumbrances on the said Plot and that they will observe and perform the terms and conditions of the said hereinbefore recited Agreement made by the Government of Maharashtra with the Builders.

8. The Purchasers hereby agree to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further the Builders shall not be bound to give notice requiring payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount or amounts on the respective due dates.

agree with the said party
9. The possession of the said flat/office/shop ~~along with the said garage~~ after the Buildings are ready for use and occupation shall be delivered by the Builders latest by 15-6-52. PROVIDED all the amounts due by Purchasers under these presents are fully paid to the Builders. The Purchasers shall take possession of the said flat/office/shop within seven days of the Builders giving written notice to the Purchasers intimating that the said flat/office/shop is ready for use and occupation. The Builders shall not incur any liability if they are unable to deliver possession by the date aforesaid, if the completion is delayed by reasons of war, civil commotion, act of God, or by non availability of Building Material or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other Public Authority and/or any other cause beyond the control of the Builders.

10. Upon possession of the said flat/office/shop delivered to the Purchasers they shall be entitled to the use and occupation of the said flat/office/shop. Upon the Purchasers taking possession of the said flat/office/shop they shall have no claim against the Builders in respect of any item of work in the said premises which may be alleged not to have been carried out or completed.

11. Commencing a week after notice is given by the Builders to the Purchasers that the said flat/office/shop is ready for use and occupation, the Purchasers shall be liable to bear and pay all taxes, ground rent and charges for electricity and other services and the outgoings payable in respect of the said flat/office/shop mentioned in these presents.

12. If Purchaser commits default in payments to the Builders of any of the instalments aforesaid or other payments to be made hereunder on their respective due dates (time being the essence of contract) the Builders shall be at liberty to terminate these presents in which case even the said deposit or earnest money paid by the Purchasers to the Builders shall stand forfeited. The Builders shall, however, on such termination, refund to the Purchasers the instalments or part payment if any, which may have till then been paid by the Purchasers to the Builders but without any further amounts by way of interest or other-

wise after deducting therefrom any dues in respect of additional work done in the said flat/office/shop, interest due as per clause No. 13 hereunder and the amount of loss suffered by the Builders on resale of the flat/shop/office and any other amounts which may be found due and payable by the Purchasers and on the Builders terminating this agreement under this clause the Builders shall be at liberty to sell the said flat/office/shop to any other person as the builders deem fit at such price as the Builders may determine at the risk of the Purchasers and the Purchasers shall not be entitled to question such sale or to claim any amount whatsoever from the Builders.

13. Without prejudice to the Builders' other rights under these presents and/or in law, the Purchaser/s shall be liable to pay interest at the rate 17% (seventeen per cent) per annum on all the amounts, due and payable by the Purchasers under these presents if such amounts remain unpaid for seven days or more after becoming due.

14. The Builders agree and undertake to observe and perform the terms and conditions required to be observed and performed by them under the hereinbefore recited agreement with the Government of Maharashtra unless contrary to or inconsistent with the specific provisions of these presents.

15. The parties hereby agree to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.

16. The Purchasers bind themselves to pay regularly every month by the 5th of each month, to the Builders until the lease or assignment of the said property is executed in favour of the "Corporate Body" as aforesaid their proportionate share that may be decided by the Builders or the Corporate Body or (a) insurance premium (b) all Municipal and other taxes and outgoings that may from time to time be levied against the land and/or the said building including water taxes and water charges, (c) outgoings for the maintenance and management of the building, including common lights and outgoings and collection charges incurred in connection with the said Property (d) Purchaser's share of the ground rent payable to the Government of Maharashtra for the lease to be granted in accordance with clause No. 4 hereof (e) sinking fund and other usual contributions.

17. The Purchasers shall keep deposited with the Builders before taking possession of the said flat/office/shop/office, the following amounts:

- (i) Rs. 6536/- towards their share of expenses and outgoings mentioned in clause No. 16 hereinabove;
- (ii) Rs. 3000/- towards their share of legal costs, charges and expenses as contemplated in clause No. 29, 30 hereinbelow;
- (iii) Rs. 600/- towards share money, application/entrance fee and their share of expenses in connection with the formation of the Corporate Body.
- (iv) Rs. 300/- towards their share of the amounts of deposit mentioned in clause No. 18 hereinbelow;
- (v) Rs. 1000/- towards payment of Ground Rent as mentioned in clause No. 4 hereof;

Total Rs. 10000/-
 Rs. 6536/- towards their share of expenses and outgoings mentioned in clause No. 16 hereinabove.
 Rs. 3000/- towards their share of legal costs, charges and expenses as contemplated in clause No. 29, 30 hereinbelow.
 Rs. 600/- towards share money, application/entrance fee and their share of expenses in connection with the formation of the Corporate Body.
 Rs. 300/- towards their share of the amounts of deposit mentioned in clause No. 18 hereinbelow.
 Rs. 1000/- towards payment of Ground Rent as mentioned in clause No. 4 hereof.

The aforesaid amounts of deposit shall not carry interest and will remain with the Builders until the lease or assignment is executed in favour of the "Corporate Body" and the said deposits shall then be paid over to the Corporate body after deducting therefrom the actual expenses incurred an account whereof shall be submitted by the Builders to the Corporate body.

18. Under the terms of the Lease to be executed by the Government of Maharashtra in respect of the said plot an amount of Rs. 25/- will be required to be kept deposited with the Government during the currency of the lease. The Purchaser hereby agrees to pay the sum of Rs. 25/- being their proportionate share of deposit on or before taking possession of the said flat/~~office/shop~~.

19. The Builders shall also at all times be entitled to construct and/or erect structures and/or additional floors as may be sanctioned by the Municipal Corporation of Greater Bombay including inter alia tower for a revolving Restaurant, Party rooms, Bar and Conference rooms, Public galleries, a shopping Arcade and to retain the same or to deal with or dispose off the same on such terms and conditions as the Builders may in their sole discretion decide or to assign the benefit of such additional structures and/or floors to such persons as they may decide on such terms and conditions as they may in their sole discretion deem fit, the Purchasers of such additional floors or structures or any part thereof being entitled to be admitted as Members of the Corporate Body subject to their accepting the scheme as envisaged in these presents.

The Purchasers hereby consent to and confirm the right of the Builders stated therein. The Purchasers also hereby confirm and consent to the right in respect of such additional structures and/or floors which may be constructed by the Builders, as aforesaid. The Builders and/or the Transferees and/or the assignees shall be liable to pay a sum calculated at the rate of 1 paise per sq. ft. of such areas per month as their contribution towards payment of ground rent. The Builders and or the transferees and/or the assignees shall also bear their proportionate share of the outgoings in respect of or incidental to the maintenance, management, upkeep and repairs in respect of the said additional structures and/or floors. The Builders and the transferees shall also be liable to contribute such amount as and by way of Municipal taxes as may be assessed and/or leviable upon them by the Municipal Corporation of Greater Bombay and other outgoings in proportion to the area of their premises as compared to the overall area of the entire Building. The Purchasers hereby confirm that this arrangement shall be reduced to writing and a proper covenant in respect thereof shall be executed by the Corporate body in favour of the Builders and/or Transferees.

20. The Purchasers have been informed that one Corporate Body will be formed and registered and/or incorporated of the purchasers of the premises in the Commercial and Residential Building and shops and the Revolving Restaurant and the garage and parking spaces and that the Indenture of Lease/Deed of Assignment will be executed in favour of such Corporate Body in respect of the entire plot together with the said buildings and other structures to be constructed thereon.

21. The Purchasers shall not use the said premises for any purpose other than as residential/office/shop as specified by these presents nor use the same for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the building or to the owners or occupiers of the neighbouring properties nor for any illegal or immoral purposes.

22. The Purchasers shall from the date of possession maintain the said premises as their own costs in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said building or the said premises staircases and common passages, which may be against the rules and bye-laws of the Bombay Municipal Corporation or any other authority or the terms of the said Lease of the Plot nor shall the Purchaser change, alter or make additions in or to the Building or any part thereof. The Purchasers shall be responsible for any breach of this provision.

23. Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the said flat/garage/office/shop or of the leasehold land, hereditaments and premises or any part thereof and/or of the said Building thereon or any part thereof in favour of the Purchaser. The Purchasers shall not be entitled to any transfer or demise in their favour in respect of the said flat/office/shop/garages.

24. The Purchasers shall not let, sub-let, sell, transfer, assign or part with their interest under or benefit of this agreement or part with the possession of the said flat/office/shop until all the dues payable by them to the Builders under this Agreement are fully paid up and only if the Purchasers have not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until they have obtained previous consent in writing of the Builders.

25. The Purchasers and the person/persons to whom the said flat/office/shop is let, sub-let, transferred, assigned or given possession of shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and/or Corporate Body may require for safe-guarding the interest of the Builders and/or the Purchaser and other Purchasers in the said building, particularly as regards the apportionment of the ground rent hereinabove stated.

26. The Purchasers and the person/persons to whom the said premises is let, sub-let, transferred, assigned or given possession of shall observe and perform all the bye-laws and/or the rules and regulations and/or the Memorandum and Articles of Association which the Corporate Body at the time of registration may adopt and the additions, alterations or amendments thereof for protection and maintenance of the said Buildings and the premises therein and for the observance and carrying out of the building rules and regulations and the bye-laws for the time being of Municipal Corporation of Greater Bombay and other Local Offices and of the Government and other public bodies.

27. The Purchasers and the person/persons to whom the said flat/garage/office/shop is let, sub-let, transferred, assigned or given possession of shall observe and perform all the stipulations and conditions laid down by the Co-operative Society or Corporate Body regarding the occupation and use of the building and/or the premises therein and shall pay and contribute regularly and punctually towards taxes, ground rents, and/or expenses or other outgoings in accordance with the terms of this agreement.

28. On the completion of the said Buildings and on receipt by the Builders of the full payment of all the amounts due and payable to them by all the Purchasers of the various flat/office/shop/garages in the said

Buildings, the Builders shall co-operate with the various purchasers in forming the Corporate Body as envisaged in clause No. 3 hereinabove being subject to the rights of the Builders under these presents and the Lease or Assignment to be executed in pursuance thereof. When the Corporate Body is formed and all the amounts due and payable to the Builders are paid in full as aforesaid, the Builders shall cause to be executed the necessary lease or assignment of the said leasehold property with the Building then standing thereon in favour of Corporate Body.

29. Messrs. Ambubhai and Diwanji, Solicitors of the Builders shall prepare, engross and approve the assignment/lease and all other documents which may be executed in pursuance of this agreement. The Purchasers shall bear all costs, professional charges, fees and expenses for the same including any expense in respect of (1) furnishing the Guarantee in favour of the Government of Maharashtra, (2) the cost in connection with the formation of the Co-operative Society or any other Corporate Body together with share money of Rs. 501/- or more, the cost of stamping and registering all the agreements, deeds, lease, Assignments, transfer deed or any other documents including the cost of stamp fee and registration charges towards the lease in favour of the said Builders and also for assignment in favour of the Co-operative Society or Private Limited Company as the case may be, and the entire professional cost of the Attorneys of the Builders shall be borne by the said Society or Private Limited Company alone, or proportionately by all the Purchasers of the flat/office/shop/garage in the said building. To defray the aforesaid expenses the Purchasers hereby agree to deposit with the Builders a sum at the rate of Rs. 2/- per sq. ft. of the area agreed to be acquired by them and they shall not raise any objection whatsoever in calculating the rate of such deposit. It is understood by the Purchasers that whatever payments are made or incurred by the Builders and are to be further paid by them for the aforesaid purposes and legal expenses, the same shall be reimbursed by the Purchasers to the Builders on demand and the Builders shall not be liable to contribute any amount, towards such expenses.

30. The stamp duty and registration charges of and incidental to this agreement including Attorney's costs shall be borne and paid by the Purchasers alone and the Builders shall not be responsible for the same. The Purchasers will lodge this Agreement for registration and the Builders will attend the Sub-Registrar's Office and admit execution thereof after the Purchasers have informed them the number under which it is lodged.

31. In case, security deposit is demanded by the Municipal Corporation of Greater Bombay for the purpose of giving water and/or electricity connection to the said building, such deposit shall be payable by all the Purchasers of the various office/flat/shop/garages in the said building in proportion to the respective areas of the various flats/shop/offices or any other basis approved by the Builders in their absolute discretion. The Purchasers agree to pay to the Builders within seven days of demand such proportionate share of such deposit.

32. If at any time, development and/or betterment charges or other levy is charged, imposed, levied or sought to be recovered by the Municipal Corporation of Greater Bombay in respect of the said land and/or the building, the same shall be the responsibility of all Purchasers of various

office/flats/shops/garages in the said building and the same shall be borne and paid by all the Purchasers in proportion to the respective areas of the various flats/office/shop/garages agreed to be acquired by them.

33. All notices to be served on Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser under Certificate of Posting at their address stated hereinabove.

34. The Purchasers shall pay brokerage at the rate of 2% on the Purchase price of the flat/office/shop/garage to as and when the sale is completed but not otherwise whatever may be the cause of non-completion of the sale of the premises.

35. The Purchaser shall have no claim save and except in respect of the particular flat/office/shop/garage hereby agreed i.e. all open spaces, parking spaces, lobbies, staircases, lifts, terraces etc. will remain the property of the Builders until the whole property is transferred to the Corporate Body as herein mentioned but subject to the rights of the Builders as contained in these presents. Provided that the Builders shall always be at liberty to construct and dispose of to any person, firms or corporate bodies of their choice the covered parking spaces and garages and the Purchasers hereby give their consent to the same and shall not raise any objection thereto.

36. The Purchasers shall not affix any sign boards or advertisements outside the Building nor shall affix any neon lights. The right to affix signboards and advertisements outside the Building as well as neon signs shall always remain vested in the Builders.

37. The Builders shall always have right to make additional floors structures buildings/storeys/garages as may be permitted by the Municipal and other competent authorities. Such additional structures buildings storeys will be the sole property of the Builders who will be entitled to deal with them or dispose them of in any way they choose and the Purchasers hereby consent to the same. The terrace of the Buildings including the parapet walls shall always be the property of the Builders and the Agreement with the Purchasers and all other Purchasers of the various flats/offices/shops/garages in the said Buildings shall be subject to the aforesaid rights of the Builders who shall be entitled to use the said terraces including the parapet walls for any purpose including the display of advertisements and sign-boards and the Purchasers shall not be entitled to raise any objection or to any abatement in the price of the said flat/garage/shop/office agreed to be acquired by them and/or any compensation or damages on the ground of inconvenience or any other ground whatsoever.

38. The builders shall in respect of any amount not paid by the Purchasers under the terms and conditions of the Agreement have a first lien and charge on the said flat/garage/shop/office agreed to be acquired by the Purchasers.

39. It is agreed that till the Corporate Body is formed the Purchasers shall insure and keep insured their said flat/garage/office/shop

against loss or damage by fire in the full value thereof in the joint names of the Builders and the Purchasers with such Insurance Company as the Builders shall determine and whenever required produce to the Builders the policy or policies of such insurance and the receipt for the same and in the event of the said flat/office/garage/shop being damaged or destroyed by fire as soon as reasonably practical to lay out the insurance money in the repair, rebuilding or reinstatement of the said flat/office/garage/shop. In the event of the Building being insured by the Builders the Purchasers agree to reimburse the Builders with the proportionate share of the insurance premium. The Purchasers shall not do or cause to be done any act or thing which may render void or voidable any insurance of any premises in the said building or cause any increased premium to be payable in respect thereof.

40. The Purchasers hereby covenant to keep the flat/office/shop/walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging in good tenable repair and condition and in particular so as to support, shelter and protect the parts of the building other than their premises. The Purchasers further covenant not to chisel or in any other manner damage the columns, beams slabs or RCC piers or walls of the structural members without the prior written permission of the Builders. The breach of this condition shall cause this agreement to ipso-facto come to an end, and the earnest monies paid by the Purchasers to the Builders shall stand forfeited and the Builders shall be entitled to deduct from the balance payments made by the Purchasers such amounts as they find proper to compensate for the damage so caused. If such payments are inadequate the Builders shall be entitled to recover further amounts from the Purchasers to compensate for such damage, and the Purchasers hereby consent to the same. The decision of the Builders in this regard shall be final and binding upon the Purchasers who shall not dispute the same.

41. The Purchasers shall not at any time demolish or cause to be demolished the said flat/office/shop/garage or any part thereof agreed to be acquired by them nor shall they at any time make or cause to be made any additions or alterations of whatever nature to the said flat/office/shop/garage or any part thereof. The Purchasers shall not permit the closing of verandas or lounges or balconies or any alterations in the elevation and outside colour scheme of the said flat/office/garage/shop, nor the covering of any open terrace.

42. The Purchaser shall not decorate the exterior of the said flat/office/shop/garage otherwise than in the manner agreed to with the Builders or otherwise than in the manner as near as may be in which the same was previously decorated.

43. The said Buildings collectively, shall always be known as "MAKER TOWERS" and the Shopping Arcade shall always be known as "MAKER ARCADE" and these names shall not be changed without the prior written permission of the Builders even after the Lease/Deed of Assignment is executed by the Builders in favour of the Corporate Body.

Likewise the Corporate Body to be formed or incorporated shall always be called "MAKER TOWER" CO-OPERATIVE SOCIETY LIMITED" or "MAKER TOWER" LIMITED" and these names shall not be changed at any time hereafter without the written prior permission of the Builders and even after the Lease/Deed of Assignment is executed by the Builders in favour of the Corporate Body.

44. In the event of the Corporate Body being formed before the sale and disposal by the Builders of all the flats/offices/garages/shops in the said building, the powers and authority of the Corporate Body so formed, or of the Purchaser and other Purchasers of the various flats/offices/shops/garages shall be subject to the overall authority and control of the Builders over all or any of the matters concerning the said Building, the construction and completion thereof and the amenities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flats/offices/shops/garages, other said additional areas and premises and disposal thereof.

45. Any delay or indulgence by the Builders in enforcing the term of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

46. Notwithstanding anything contained in the Maharashtra Co-operative Societies Act, 1960 and/or the Companies Act, 1956, and/or the Maharashtra Apartment Ownership Act 1970 and/or the Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale, management and transfer) Act, 1963, the terms and conditions as contained in this Agreement shall prevail as against the said statutory provisions.

47. Provided always that if any dispute, difference or question at any time hereinafter arises between the parties hereto or their representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these presents or as to the rights, liabilities or duties of the parties hereunder, the same shall be referred to the Arbitration of two persons, one appointed by each party whose decision in the matters referred to them shall be final and binding on the parties hereto. The Arbitrators may in turn appoint an Umpire whose decision in the matters under reference shall be final and binding on the parties hereto. Provisions of the Indian Arbitration Act of 1940 or any statutory modification or re-enactment thereof for the time being in force shall apply to such reference.

48. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act 1963, and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable thereto.

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

SIGNED SEALED AND DELIVERED For
by the withinnamed Builders MAKER'S DEVELOPMENT SERVICES PVT. LTD.

M/s. ~~MAKER'S DEVELOPMENT SERVICES PVT. LTD.~~
MAKER'S DEVELOPMENT SERVICES PVT. LTD.
in the presence of

M. J. J.
Director

SIGNED SEALED AND DELIVERED Textiles & Fibres Ltd.
by the withinnamed Purchasers FOR INDO TEXTILES & FIBRES LTD.
in the presence of

M. J. J.
DIRECTOR

RECEIVED the day and year first hereinabove written of and from the withinnamed Purchasers the sum of Rs. *84,400/-* (Rupees *84,400/-*) Rs. 84,400/- being the amount of ~~earnest money~~ *from hundred gift* dated 17-6-82 to be paid by him/her/them to us. *by cheque no. 50169732*

*and drawn upon Banque Nationale De Paris, Flouvy Street
Bombay, Bombay.*

WE SAY RECEIVED

WITNESSES:

MAKER'S DEVELOPMENT SERVICES PVT. LTD.
For ~~HARISH CHANDRA~~

M. J. J.
DIRECTOR

EXHIBIT — "A"
AMBUBHAI & DIWANJI
Solicitors & Notaries

Leitin Chambers, Dalat Street, Fort, Bombay-400 001.

CERTIFICATE

Re: Land bearing Plot Nos. 73-A, 74, 83, 84 and 85 Backbay Reclamation Scheme of the Government of Maharashtra admeasuring approximately 31,634 square metres situate in Block V at Cuffe Parade, Bombay.

The Government of Maharashtra has agreed to grant a lease of the land admeasuring about 15,000 square metres (on joint survey ascertained to be 14,851 sq. metres only) from the unclaimed portion abutting the land in Block V to Messrs. Haribhai Estates Private Limited being Plot No. 85 in the Backbay Reclamation Scheme vide their letter dated 6th July 1971, bearing No. LBR 2571/134259-A1 addressed by the Under Secretary to the Government of Maharashtra, Revenue and Forest Department, to Shri Haribhai Mehta. The Lease will be given of the said land for a period of 99 (ninety-nine) years renewable for the like period on the same terms and conditions but on revised ground rent.

The Possession of the said plot is handed over to Messrs. Haribhai Estates Private Limited with effect from 19th September 1972, by the letter addressed by the Collector of Bombay, to Messrs. Haribhai Estates Private Limited and bearing No. SB/CC3/LND/2870.

The Government of Maharashtra has also agreed to grant a lease of the land admeasuring about 16,834 square metres from the unclaimed portion abutting the land in Block V to Messrs. Haribhai Estates Private Limited being Plot Nos. 73A, 74, 83 and 84 vide their letter dated 3rd April 1974 bearing No. LBR. 2571/134259-A1 addressed by the Under Secretary to the Government of Maharashtra, Revenue and ^{and} Forest Department, to Messrs. Haribhai Estates Private Limited comprising Plot Nos. 73-A, 74, 83 and 84 in Block V of the Backbay Reclamation Scheme, Cuffe Parade. The lease rent in respect of the said plots is at the rate of 6½% on the value of the plots calculated at the rate of Rs. 3,000/- per square metre.

The possession of the said plot has been handed over to Messrs. Haribhai Estates Private Limited with effect from the 19th April 1974, by the letter addressed by the Collector of Bombay, to Messrs. Haribhai Estates Private Limited and bearing No. SB/CC3/LND/2832 (73-A etc.)

The above plots have been amalgamated by the said Haribhai Estates Private Limited and admeasuring approximately 31,685 square metres, but the actual area shall be ascertained only after a proper survey by the Collector of Bombay.

We have investigated the title of the above plots and have perused the said letters and certify that, in our opinion, the title of the Government to the said plots is marketable and free from encumbrances.

Dated this 1st day of June 1974.

AMBUBHAI & DIWANJI
Solicitors & Notaries

Ref: NO. MLE/19299/80

C E R T I F I C A T E

Re: Land bearing Plot Nos. 73-A, 74, 83, 84 & 85
Backbay Reclamation Scheme of the Government
of Maharashtra admeasuring approximately 31.834
square metres situate in Block V at Cuffe Parade,
Bombay.

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1. The Government of Maharashtra has agreed to grant to Haribhai Estates Private Limited a lease of Plot No.85 in the Backbay Reclamation Scheme vide the letter dated 6th July 1971 bearing No. LBR 2571/134259-AI addressed by the Under Secretary to the Government of Maharashtra, Revenue & Forest Department, to Shri Haribhai Mehta, on the terms and conditions therein mentioned.
2. The Government of Maharashtra has also agreed to grant a lease of Plot Nos. 73A, 74, 83 and 84 to Haribhai Estates Private Limited vide the letter dated 3rd April 1974 bearing No. LBR 2571/134259-AI addressed by the Under-Secretary to the Government of Maharashtra, Revenue & Forest Department, to Haribhai Estates Private Limited, on the terms and conditions therein mentioned.
3. Messrs Ambubhai & Diwanji, Advocates and Solicitors, have by their Certificate of Title dated 1st June 1974 certified the title of the Government to the said plots as marketable and free from encumbrances.
4. By the orders sanctioning the Scheme of Amalgamation dated 2nd day of July 1980 passed by the Bombay High Court in Company petition No.201 of 1980 connected with Company Application No.315 of 1980 filed by Haribhai Estates Private Limited and Company petition No. 203 of 1980 connected with the Company Application No.317 of 1980 filed by Makers Constructions and Consultancies Private Limited, the Hon'ble High Court was pleased to sanction the amalgamation of Haribhai Estates Private Limited with the said Makers Constructions and Consultancies Private Limited, and with effect from 1st January 1980, the entire business and undertaking of the said Haribhai Estates Private Limited including all properties, immovable and movable, and other assets of whatsoever nature stand transferred without any further act or deed to the said Makers Constructions and Consultancies Private Limited.
5. The name of Makers Constructions and Consultancies Private Limited has since been changed to "Makers Development Services Private Limited" pursuant to a special resolution passed by the said Company in its general meeting and the approval of the Central Government under Section 21 of the Companies Act, 1956 as conveyed by the Regional Director, Government of India, Ministry of Law Justice and Company Affairs, (Department of Company Affairs), Western Region, Bombay in his letter No. RD:45(21)9/80 dated 30th September 1980 and the Fresh Certificate of incorporation consequent on change of Name dated 3rd October, 1980 issued by the Registrar of Companies, Maharashtra, Bombay.



6. Consequent upon the said amalgamation, the said Makers
Constructions & Consultancies Private Limited, which is now
known as Makers Development Services Private Limited, is now
entitled to the Leases of the said plots from the Government of
Maharashtra.

7. On the strength of the said certificate of Messrs
Ambubhai & Diwanji and in view of the said orders of the High
Court of Judicature at Bombay, we certify that Makers Development
Services Private Limited have now become entitled to the Leases
of the said plots.

Dated this 6th day of October, 1980

KANGA AND COMPANY,

Sd/-
(M.L. BHAKTA)
Partner
Advocates and Solicitors

RN
15/10



The First Schedule above referred to

All those pieces or parcels of Government leasehold land (partly submerged under water) containing an area of about 31,685 sq. metres or thereabouts bearing plot Nos. 73-A, 74, 83, 84 & 85, Block V, of Backbay Reclamation Scheme in City and Island, & Sub-Registration District of Bombay and which plots are bounded as follows:—On or towards the North partly by Plot No. 82 and partly by Plot No. 75. On or towards the South by 140'-0" wide Boulevard (partly reclaimed and partly under sea). On or towards the East by an existing 90'-0" wide road and beyond that partly by Plot Nos. 97, 98 of the Backbay Reclamation and towards the West by a 140'-0" wide ceremonial Boulevard (partly reclaimed and partly under sea) and beyond that by unreclaimed Government land.

RW
1/2/1

The Second Schedule above referred to

List of Amenities to be provided in MAKER TOWERS
Under Construction on Plot Nos. 73A, 74, 83, 84 and 85, Block V
Backbay Reclamation, Offie Parade, Colaba
Bombay-400 005.

IN THE RESIDENTIAL TOWERS ~~H~~ TO ~~M~~

ENTRANCE

- : 1. Entrance foyer of each of the towers will be surfaced with Marble or decorated with ceramic tiles as per Architects design or other suitable material.

LIFTS

- : 2. Each of the towers will be provided with two lifts of superior quality with specially designed interior and concealed lighting.

ELECTRICAL AMENITIES

- : 3. Concealed wiring with suitable plug and lighting points with provision for airconditioning plugs, telephone outlets, and power points.

Documented circuit markings which will be provided in the Flats and Offices at suitable places, are so clear that a fault could be attended to without the assistance of a technician.

PLUMBING

- : 4. Specially designed concealed plumbing system.

~~GARBAGE DISPOSAL~~

- : ~~5. Garbage disposal with an outlet on each floor.~~

FLOORING

- : 6. First quality white cement marble mosaic tiles with 5" skirting on the wall.

TELEVISION ANTENNAE

- : 7. A. common Television Antennae shall be provided for each residential Tower with a television point at a suitable place in the hall of each flat.

WINDOWS

- : 8. Suitable ~~Aluminium~~ Teakwood windows shall be provided.

BATHROOM

9. (a) Flooring to be paved with colourful non-slippery ceramic tiles, or glazed tiles;
- (b) Dado 4' high in white glazed tiles;
- (c) Showers with hot-cold mixing control; with 7 ft. high dado in white glazed tiles as above in shower area;
- (d) Western style W. C. with low down flushing system or flush valves;
- (e) All fixtures and fittings will be chrome plated;
- (f) Mirror, towel rod, soap dish will be fitted in each bathroom attached to a bed.

10. Ample car parking space for the residents and separate car parking space for the use of guests will be provided with car washing facilities and special toilets for chauffeurs at suitable places.

11. All staircases and landings will be provided with suitable two-way switch control, one normal light point and one night lamp.

KITCHEN

12. Kitchen platform will be paved with Kota Stone with a dado of white glazed tiles and a suitably designed sink-cum-nabani.

SPECIAL RECREATIONAL FACILITIES FOR THE EXCLUSIVE USE OF THE RESIDENTIAL TOWERS

13. Special recreational facilities will include amenities designed for the comforts of all age groups from infants to elderly including swimming with sun bathing facilities, indoor games rooms.

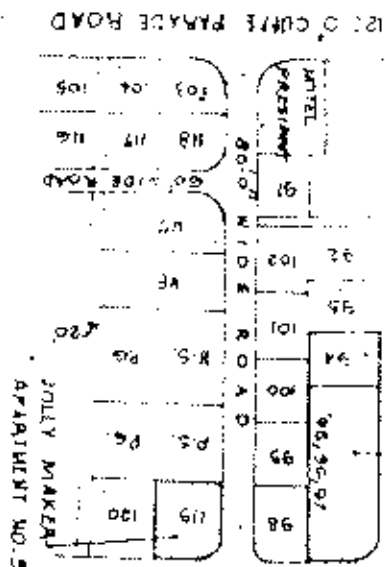
A laundry room will be provided where the Society may install a few washing machines for convenience of the members.

Office and storage rooms will be provided for the Society.

JOLLY MAKER APARTMENTS

NO. 2, NO. 1

ROAD



DATE 30 OCT 1974
DRAWN BY S. V. JAYAWANT
DRG NO. 6N/95
REVISED ON 1-2-75

MAKER TOWERS

ARCHITECT
NARINDER SINGH

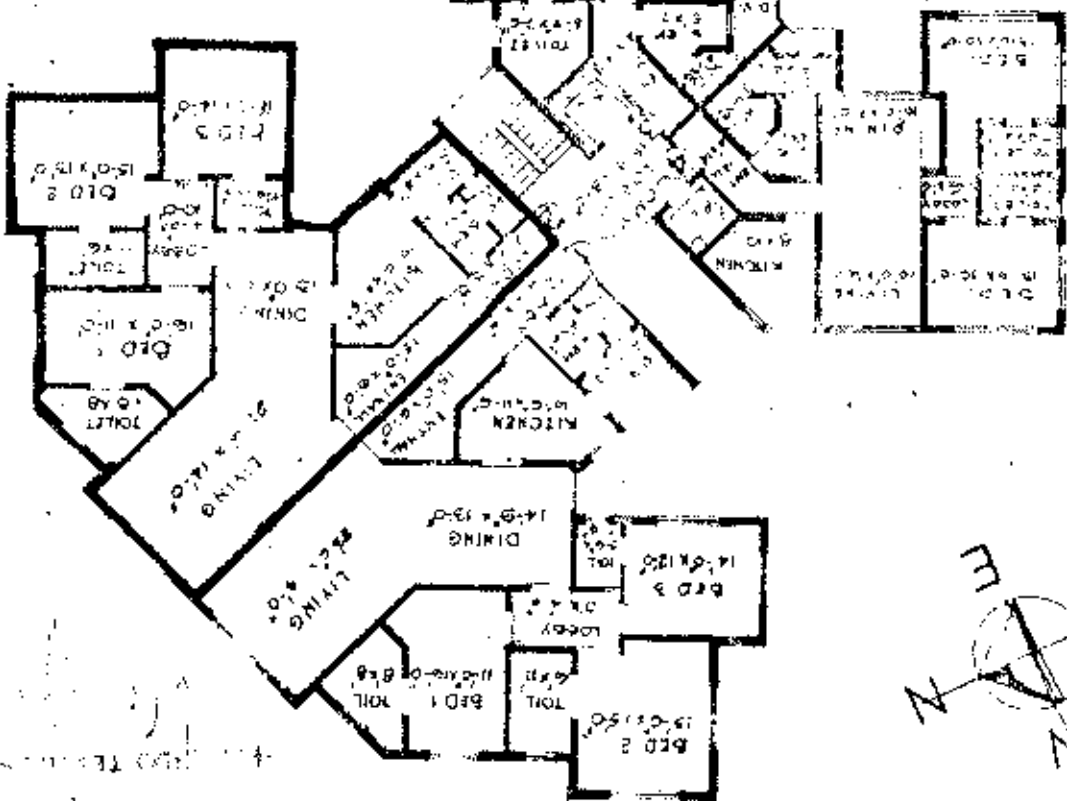
PROPOSED RESIDENTIAL BLDGS. ON PLOT NO. 73A, 74,
83 & 84 OF BACKBAY RECLAMATION, COFFE PARADE,
BOMBAY. FOR M/S MAKERS DEVELOPMENT SERVICES
PVT. LTD.

DIRECTORS

[Signature]

For Makers Development Services Pvt. Ltd.

FLAT NO. 92 ON 9TH FLOOR
ADMEASUREMENT 1800 S.F.T. APPX



DIRECTOR



Dated this 3rd day of June 1982

MAKER'S DEVELOPMENT SERVICES PVT. LTD.
~~HEERIBHAI ESTATES PRIVATE LTD.~~

TO

M/s INDO TEXTILES & FIBRES LTD.

AGREEMENT

Flat No. 92 Floor 9th

Tower L Garage No. ---

MAKER TOWERS

Messrs. AMBUBHAI & DIWANJI
Solicitors & Notaries

Lentin Chambers, Dalal Street, Fort,
BOMBAY-400 001.

Paradise Arts, Bombay-400 001. Phone : 29 01 61