

भारत STAMP DUTY महाराष्ट्र  
GENERAL STAMP OFFICE TOWN HALL, FORT, MUMBAI - 400 023. MAH/GSO/002  
INDIA 281976 00030  
SPECIAL ADHESIVE 20.7.99  
#11203690173

(Rs. 2,11,850/-) Rs. Two Lacs Eleven Thousand Eight Hundred Fifty only

मुद्रांक अधिकारी, मुंबई  
कस्ता

THIS Deed is made at Mumbai this 31<sup>st</sup> day of July, 1999  
BETWEEN VALECHA ENGINEERING LIMITED, a Company registered under  
Companies Act, 1956 and having its office on 4th floor, "Valecha  
Chambers" B-6, CTS-612, New Link Road, Oshiwara, Andheri (W),  
Mumbai - 400 053, Mumbai - 400051, hereinafter referred to as "  
the Vendor/ Builders/Developers" ( which expression shall unless  
it be repugnant to the context or meaning thereof be deemed to  
mean and include its successors and assigns ) of the One Part AND  
JYOTI STRUCTURES LIMITED a Company incorporated under Companies  
Act, 1956, and having its office at "Valecha Chambers", 5th  
Floor, B-6, CTS-612, New Link Road, Oshiwara, Andheri (W), Mumbai  
- 400 053 hereinafter referred to as " the Purchaser" ( which  
expression shall unless it be repugnant to the context or meaning  
thereof be deemed to mean and include its successors and assigns)  
of the Other Part :

Valecha

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WHEREAS :

- (a) The Vendor has constructed building Known as "Valecha Chambers" consisting of Basement , Ground and Six Upper Floors on an immovable property being land admeasuring 3778 sq. yds. (i.e. 3159 sq.mts.) situate lying and being at village Oshiwara in Brihan Mumbai, being part of survey No.41 being plot no. B - 6, CTS No.- 612, hereinafter referred to as " the said Land "
- (b) The Purchaser declares that they have purchased office units in the said Valecha Chambers.
- (c) The Vendor has obtained permission from Brihan Mumbai Mahanagar Palika to use 61 car parks in in the building known as Valecha Chambers as Car Parking Spaces.
- (d) The Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor Premises for Car Parks in the building known as "Valecha Chambers" admeasuring 1702.31 Square Feet or thereabouts at and for a consideration of Rs.21,13,315.73 (Rupees Twenty One Lacs Thirteen Thousand Three Hundred and Fifteen and paise Seventy Three Only ) more specifically mentioned in Schedule hereunder written, upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSTH THAT in consideration of the sum of Rs.21,13,315.73 (Rupees Twenty One Lakhs Thirteen Thousand Three Hundred and Fifteen and Paise Seventy Three) paid by the Purchaser to the Vendor, before the execution hereof being the

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full consideration money payable by the Purchaser to the Vendor in respect of the Car Parks mentioned in the Schedule hereunder written (the payment and receipt whereof the Vendor doth hereby admits and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the purchaser forever) the Vendor doth hereby grant, convey, assure, and transfer in favour of purchaser all that the Car Parks admeasuring 1702.31 Square Feet or thereabouts situate in the building known as "Valecha Chambers" constructed on the said land together with all the appurtenances belonging to or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto (hereinafter collectively referred to as "the said premises") and particularly described in the Schedule hereunder written AND all the estate right title interest use, inheritance property possession, benefit, claim and demand whatsoever both at law and equity of the Vendor into out of or upon the said premises or any part thereof TO HAVE AND TO HOLD the said premises hereby granted, sold, conveyed, assured or intended so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser forever, to be held as heritable and transferable immovable property within the meaning of the law for the time being in force subject to the provisions of this Deed, the said Declaration registered in respect of the said Land, the Bye-laws of the, "Valecha Chambers" Unit Owners Condominium and all the rules, regulations and agreements lawfully made and/or entered into and/or that may be entered into pursuant to the provisions

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of the aforesaid Act, Declaration and Bye-laws and also subject to the payment of all rents, taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra, the Brihan Mumbai Mahanagar Palika and other concerned Authorities. AND the Vendor doth hereby for itself, its successors and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by from through under or in trust for it made done committed omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, free and marketable title, full power and absolute authority to grant, convey transfer and assure the said premises, hereby granted, conveyed and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said premises hereby granted with the appurtenances and have all rights, title, and interest, absolute ownership and benefits in the said Premises and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any Suit, lawful eviction, interruption claim and demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for it AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under

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or in trust for it AND FURTHER that the Vendor and all persons having lawfully or equitably claiming any estate right, title or interest at law or in equity in the said premises hereby granted, conveyed assured or intended so to be or any part thereof by from under or in trust for them shall and will from time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, conveying assuring and transferring the said premises and every part thereof hereby granted, conveyed and assured, transferred or expressed so to be unto and to the use of the Purchaser in the manner mentioned in this Deed by the Purchaser its successors or assigns or their Counsel in law shall be reasonably required AND the Purchaser for itself its successors and assigns and for all the present and future owners of the said Premises doth hereby covenant with the Vendor that the Purchaser shall abide by the By-laws of the said Condominium and shall bear and pay the proportionate expenses required of it to be paid as its share of expenses as required by the Association of Purchasers being, "Valecha Chambers Condominium" .

AND THAT THE Purchaser shall have absolute right to sell /dispose off or transfer the said premises by way of sale, mortgage, lease, hire, exchange or in any manner whatsoever, to the same extent and subject to the same rights, privileges, obligations, liabilities and obligations as herein contained.

THE SCHEDULE

All that Car Parks admeasuring 1702.31 Sq.Ft. and located in the building Valecha Chambers constructed on land admeasuring 3778 Sq. Yds (i.e. 3159 Sq. Mts) bearing Survey No.41 (Part) CTS No.612, situated on New Link Road, village oshiwara, Andheri (W), Mumbai - 400053.

*am l Valecha*

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

SIGNED SEALED AND DELIVERED by }  
the withinnamed VENDOR VALECHA }  
ENGINEERING LIMITED through }  
Mr.V. P. Valecha, Director of }  
the Company, pursuant to the }  
Resolution passed at the meeting }  
of the Board of Directors of the }  
Company held on 22nd December, }  
1998 in the presence of ..... }  
..... }  
1. Kavita Valecha ..... }  
2. .... }



V. Valecha

For Valecha Engineering Limited,  
V. Valecha  
Director.

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SIGNED SEALED AND DELIVERED by }  
the withinnamed PURCHASER JYOTI }  
STRUCTURES LIMITED through }  
Mr.K. R. Thakur, Managing }  
Director of the Company, }  
pursuant to the Resolution }  
passed at the meeting of the }  
Board of Directors of the }  
Company held on 31st October, }  
1998 in the presence of }  
1. .... }  
2. .... }

Q m l

For Jyoti Structures L'd.,  
Q m l  
Managing Director

Q m l



रुई यांचे कार्यालयात हजर केला.

*Jm h.*

दुय्यम भिषंयक, मुंबई

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सुप्रीम न्यायालय, दिल्ली

सर्वोच्च न्यायालय, दिल्ली

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১। ১৫/১১/১৯৭১ খ্রিঃ তারিখ  
 ২। ১৫/১১/১৯৭১ খ্রিঃ তারিখ

१. धारा २(४) के अन्तर्गत प्रमाणित है।  
विशेषज्ञों की ओर से प्रमाणित किया गया है कि  
इसका कोई भी हिस्सा नहीं है।

(17) R. V. Shindeka

**LETTER OF ALLOTMENT AND RECORD OF HANDING  
OVER POSSESSION OF CAR PARKING SPACES**

REF : VEL/SEC/1861

August 5, 1999

To,

**Jyoti Structures Ltd.,**  
"Valecha Chambers" 5<sup>th</sup> floor,  
Oshiwara New Link Road,  
Mumbai – 400 053.

Dear Sirs,

**Sub : Allotment and handing over possession of Car Parking Spaces in the  
basement of the building Valecha Chambers admeasuring 1702.31 sq.ft.**

We refer to your letter dated July 21, 1999 bearing reference no. JSL/Legal/ 1051 whereunder you had requested us to sale car parking space in the basement of the building Valecha Chambers situated at New Link Road, Oshiwara, Mumbai – 53 and Agreement for Sale dated 31.7.99 executed between us and registered with the Sub-Registrar of Assurances Mumbai under serial no.EBJ-4838/99 on 4/8/99 in respect of the said car parking spaces.

Pursuant to the aforesaid letter and the said Agreement we are allotting you car parking space admeasuring in aggregate to 1702.31 sq.ft. or thereabouts, in the basement of the Building "Valecha Chambers" constructed on the admeasuring 3778 sq ids (i.e. 3159 sq. Mts.) bearing survey no. 41 (part) CTS No. 612 situated at New Link Road, Andheri (W), Mumbai – 400 053.

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The said Car Parking Spaces aggregating to 1702.31 sq.ft. are shown on the plan hereto annexed and delineated thereon with green colour boundary line.

We hereby further record having handed over by the hand of our Mr. V. P. Valecha (Director) the undersigned for and on our behalf to your Mr. K. R. Thakur (Managing Director) for and on your behalf the said car parking spaces admeasuring 1702.31 or thereabouts and shown on the plan annexed hereto and thereon delineated by green coloured boundary line.

We hereby confirm that the said car parking spaces shall be of the absolute ownership of yourselves and you shall be entitled to further transfer the same, subject to the bye-laws of "Valecha Chambers Unit Owners Condominium" and the rules, regulations and agreements lawfully made and / or entered into and/or that may be entered between the member of the said Condominium pursuant to the provisions of law for the time being in force governing Condominiums.

This Letter of Allotment is being sent to you in duplicate.

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Kindly confirm the aforesaid, in the space given below in token of your said confirmation, duly accepting the aforesaid and confirming the same and return back the duplicate thereof in confirmation of the aforesaid.

Yours faithfully,  
For VALECHA ENGINEERING LIMITED



MR. V. P. VALECHA  
DIRECTOR

[Authorised to execute this  
Letter of Allotment pursuant to the  
Resolution passed at the meeting  
Of its Board of Directors held  
On 22<sup>nd</sup> December, 1998]

WE CONFIRM :  
FOR JYOTI STRUCTURES LTD.



MR. K. R. THAKUR  
MANAGING DIRECTOR

[Authorised to confirm this  
Letter of Allotment pursuant to the meeting  
Of its Board of Directors held  
on 31<sup>st</sup> October 98].