

SD. 1145000/- A/L

पावती रु.

४४५१-४००७/९५

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक २७/९/९५ सन १९

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठोंवनाची नक्कल फी

टपालखर्च

नकला किंवा शापने (कलम ६४ ते ६७)

ओघ किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब रु.

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दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल

या कार्यालयात देण्यात येईल

दय्यम निबंधक मुंबई

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवली

हवानी करावा.

सादरकर्ता

इतर फीची अनुसूची

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१. जादा चोदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये
२. रुजवात फी
३. फाईल करण्याची फी
- अनुच्छेद अकरा अन्वये
- अनुच्छेद बीस अन्वये
४. मुखत्यारनामा अनुप्रमाण
५. गारंभट फी
६. सुरक्षित तावा फी
७. मोहोरबंद पाकिटाचा निक्षेप
८. मोहोरबंद पाकिटे उघडणे
९. मोहोरबंद पाकिटे परत मागे घेणे
१०. अस्त
११. परिचारिका किंवा स्त्री परिचारानी सेवा
१२. न्युन आकारित फीची वसुली
१३. पद संप्रदाया वस्तूच्या विक्रीचे उत्पन्न
१४. विलेख इत्यादी नकला पाठविण्याचा पटपात खर्च
१५. प्रवास खर्च
१६. भत्ता

दुय्यम विबंधक

हस्ताक्षर परत केला

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दस्तावेजचा/अर्जाचा अनुक्रमांक

दिनांक 3.9.14/209 सुन २०

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राजी तयार हाईले व या का

११. नवि नविणीकित् इति पाठः

रोजी तयार होईल व

या कार्यालयात देण्यात येईल.

द्वयम निबंधक.

नावि मरिणीकृत डोकेने पाठवावा
हवाला करावा.

ये.का.मु. १०,००० पु. (१०० पानी) - ३-२०१२-पीए ४ - (इए) ३२९

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इतर फीचा अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित तावा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केला.

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THIS INDENTURE made this 3rd day of November, 1995 between 1. Shri Suresh Manharlal Mehta, 2. Mrs. Asha Mehta, 3. Mrs. Yuti Bhat, 4. Shri Tapan Suresh Mehta, 5. Ms. Chinmayi Suresh Mehta, 6. M/s M.J. Mehta & Co., a Partnership Firm duly registered and having its office at Dhanraj Mahal, Chatrapathi Shivaji Marg, Bombay 400039 and 7. Shri Shantilal J Mehta, hereinafter called the Vendors (which include their respective

heirs, Executors and Administrators) of the one part
and M/s Asiatic Trading and Investment Co., a registered
Partnership firm having their office at B-145/146 Mittal
Tower, Nariman Point, Bomba 400021, hereinafter called
the "Purchasers" (which expression shall unless it be
repugnant to the context or meaning thereof shall
include the Partners for the time being constituting the
said firm, the survivor or survivors of them and the
heirs, executors, and administrators of the last
survivor and their/his/her assigns) of the other part.

WHEREAS by a Deed of Conveyance dated 1st March,
1990 made between the Vendors of the one part and the "
Purchasers" of the other part, the Vendors have accepted
the offer of the purchasers to acquire by the Purchasers
all that parcel of land including hereditenants and
buildings standing thereon and bearing Survey
No. 13, Hissa No. 7, corresponding to C.T.S. No. 977 of
Village Juhu, Bombay Suburban district, Santacruz
(West), Bombay 400049 and more particularly described in
1st to 5th schedules of the said Deed of Conveyance ,
and on the terms and conditions therein settled.

AND WHEREAS the said Deed of Conveyance has
remained to be registered with the Sub-Registrar of
Assurances at Bombay.

AND WHEREAS the parties are desirous of confirming
the Deed of Conveyance dated 1st March, 1990 in the
manner hereinafter appearing.



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NOW THIS INDENTURE WITNESSETH as follows:

The parties hereto do confirm the said Deed of Conveyance dated 1st March 1990, the original whereof is annexed hereto and marked as Annexure 'A' in all respects therein mentioned and they do execute the same to the end and intent that the said Deed of Conveyance dated 1st March 1990 shall take effect ad initio in all respects therein mentioned as amply and effectually as if the registration thereof had been made and it had been duly registered as provided under the Indian Registration Act, 1908.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Agricultural land or ground lying being and situate at Juhu in the Registration District and Sub District of Bombay City and Suburban admeasuring 1455 sq. yards i.e. 1216 sq. metres or thereabouts and bearing Survey No. 16 (part) Hissa No. 7 (part) and shown as colour blue and bounded as follows: that is to say

On or towards the East by land bearing Survey No. 16 (part) Hissa No. 6 (part).

On or towards the West by land described in Second Schedule hereto.

On or towards the North by land bearing Survey No. 16 (part) Hissa No. 7. (part) and Survey No. 16 (part) Hissa No. 5, and

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On or towards the South by land bearing Survey No. 16 (part) Hissa No. 8.

THE SECOND SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of agricultural land or ground lying being and situate at Juhu in the Registration District of Bombay Suburban and Sub District of Bombay City and admeasuring 447 sq. yards i.e. 374 sq. metres or thereabouts and shown as colour black and bearing Survey No. 16 (part) Hissa No. 7 (part) and bounded as follows, that is to say

On or towards the East by land bearing Survey No. 16 (part) Hissa No. 7 (part) shown in the First Schedule hereto.

On or towards the West by land shown in Fifth Schedule hereto.

On or towards the North by land bearing Survey No. 16 (part) Hissa No. 7 (part) and Survey No. 16 (part) and Hissa No. 5, and

On or towards the South by land bearing survey No. 16 (part) Hissa No. 8.

THE THIRD SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of vacant land being (shown yellow in the plan) or ground lying and being and

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situate at Juhu in the Registration District of Bombay Suburban, Registration Sub District of Bandra admeasuring 884 sq. yards i.e. 739.11 sq. metres bearing part Survey NO. 16, Hissa No. 7 bounded as follows : that is to say

On or towards the East by plot described in the Schedule hereto.

On or towards the West by Plot No. 16, Hissa No. 7 by the main road as Juhu Road.

On or towards the North by the plot described in the Fourth Schedule hereto and

On or towards the South by land bearing Survey No. 18 Hissa No. 8.

THE FOURTH SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of land or ground lying being and situate at Juhu in the Registration Sub-District of Bandra admeasuring 406 sq. yards i.e. 339.46 sq. metres or thereabouts being a portion of the plot bearing Survey No. 16 (part) Hissa No. 7 and coloured brown and bounded On the East by plot described in the Second - Schedule hereto On the West by public road, ON the North by Survey No. 16, Hissa No. 5 and On the South partly by land described in the Third the South partly by land described in the Third Schedule hereto and partly by land described in the Fifth Schedule hereto.

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THE FIFTH SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of land or ground lying being and situate at Juhu in the Registration District of Bombay Suburban, Registration Sub-District of Bombay admeasuring 563.56 sq. yards i.e. 471 sq. metres delineated on the plan hereto annexed and coloured green and shown as garden plot and coloured and bounded as follows : that is to say

On or towards the East by plot described in the Second Schedule hereto.

On or towards the West by plot described in the Third Schedule hereto.

On or towards the North by plot described in the Fourth Schedule hereto and

On or towards the South by land bearing Survey No. 16, Miska No. 8.

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

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SIGNED/SEALED AND DELIVERED by
the withinnamed " VENDORS "

1. SURESH MANHELAL MEHTA
2. MRS. ASHA MEHTA
3. MRS. YUTI BHATT.
4. TAPAN SURESH MEHTA.
5. MISS CHINMAYI SURESH MEHTA
6. M/S. M.J.MEHTA & CO.
7. SHRI SHANTILAL J MEHTA.

in the presence of Mukesh Chitambar
MChitambar

MChitambar
C.A. k Vender
No. 1 k 7.

SIGNED SEALED AND DELIVERED by
the withinnamed " PURCHASERS "

Asiatic Trading & Investment
Co. in the presence of Mukesh Chitambar

MChitambar

FOR ASIATIC TRADING &
INVESTMENT COMPANY,
Dishant Mehta
PARTNER



मन्त्रार्थ प्रांचे कार्यालयात हुजर केला

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~~अवलोकन~~ प्रमाणे का मिळाली—

DATE: ..

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दुय्यम निबंधक मुंवरई

दुष्कृत निबंधक, दुर्बल
व्यक्ति की सुनाईणी करव्याप्ती
निबंधकाचे सर्व अधिकार धरून

१) श्री हनुमन्त मंदिर अथवा पुत्र प्रप्तिकांक्षी

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विज्ञान एवं मेलन म. २८ अक्टूबर, १९८०

ਸਿੰਘ ਗੁਰਦਿਤ ਸਿੰਘ

इस्ताएवज कश्चि वेदाय ५५

2014-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046

स्थानकानि वस्तुएव

कस्तुरी विष्णवे नमः

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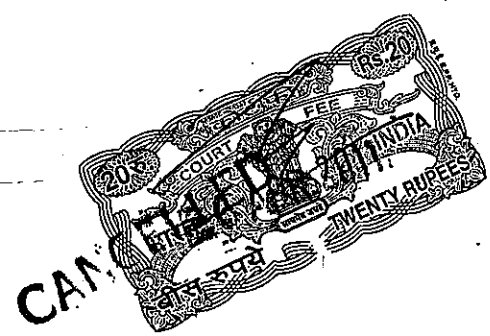
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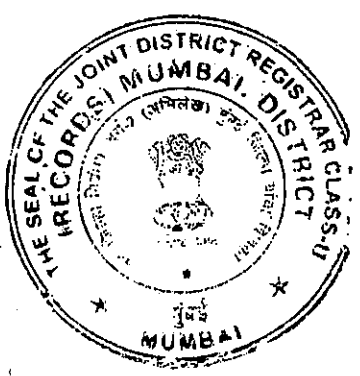
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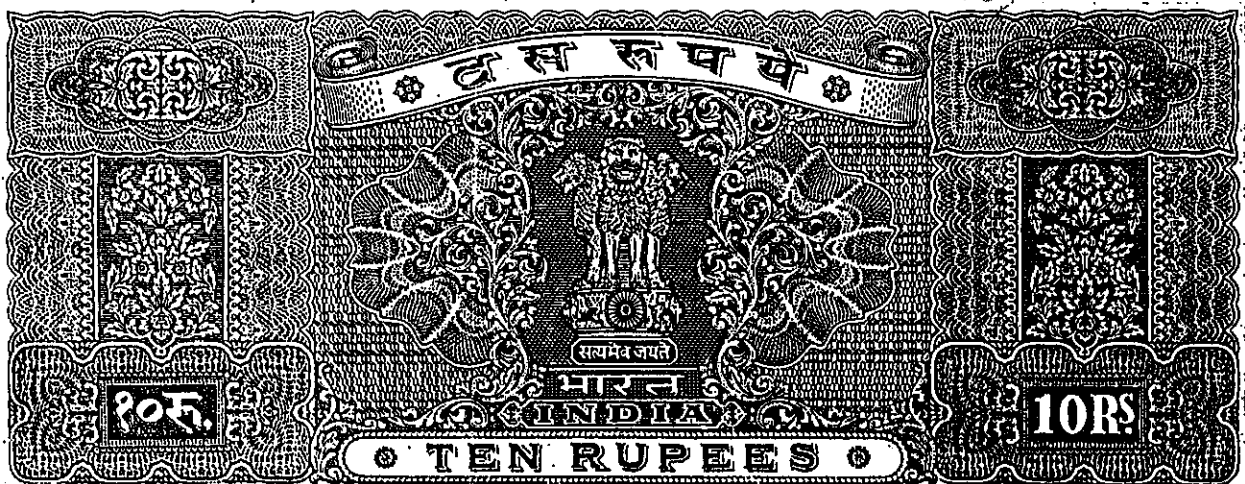
मुख्यम निवेदन, मुंबई
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मी नवकल कोली
मी याचली.
मी तपासली



सत्य प्रत
३१/०१/२०१२
सह जिल्हा निबंधक
वर्ग-२ (अभिलेख).
पंचवई जिल्हा.
अज क्रमांक २१६२३
नांव... अश्विनेश निवारी
यांचा तपवि ती... ३१/०१/२०१२
अर्जांनुसार नवकल दिली.
दिनांक... ३१/०१/२०१२
पह जिल्हा निबंधक वर्ग-२ (अभिलेख).
पंचवई जिल्हा.



10 Rs.

प्रधान मुद्रांक कार्यालय, मुंबई

दिनांक

३१/१/१९९०

STANDARD TRADING CORPORATION

31 JAN 1990

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प्रमाणित



a partnership firm duly registered and having office at Dhanraj Mahal Chhatrapati Shiva ji Maharaj Marg, Bombay 400 039.

THIS INDENTURE made at Bombay this 1st day of March One Thousand Nine Hundred And Ninety BETWEEN (1) ^{SHRI} SURESH MANHERLAL MEHTA, (2) MRS. ASHA MEHTA, (3) MRS. YUTI BHATT, (4) ^{SHRI} TAPAN SURESH MEHTA, (5) MISS CHINMAYI SURESH MEHTA, (6) M/S. M.J. MEHTA & CO. / (7) SHRI SHANTILAL J. MEHTA hereinafter called "the Vendors" (which include their respective heirs, executors and administrators) of the One Part AND MESSRS. ASIATIC TRADING & INVESTMENT COMPANY, a partnership firm registered under the Indian Partnership Act, 1932 having their office at B-145/146, Mittal Tower, Nariman Point, Bombay 400021, hereinafter called "the Purchasers"

962C

Office of the Deputy Registrar General of Registration
And of the Office of Stamps Bombay

3009 9239
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Certified that under Section 41 of the Bombay
Stamp Act 1923, that the proper Stamp duty Rupees 11,45,000/-
Eleven lac forty five thousand and 500/- and penalty Rupees 250/-
Two hundred fifty only have been paid in
respect of the instrument. Under Chalan No. 117 & 117A
DA. 18/10/95



Collector 27/10

Subject to the provisions of Section 53 A 95

- 2 -

constituting the said
firm, the survivor or
survivors of

(which expression shall unless it be repugnant
to the context or meaning thereof shall mean
and include the partners for the time being
them and the heirs, executors and
administrators of the last survivor, and their/
his/her assigns) of the Other Part;

WHEREAS :

(1) The Vendors are the Co-owners of the
land, hereditaments and premises situate lying
and being at Juhu, Bombay, and more
particularly described in the First, Second,



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Third, Fourth and Fifth Schedules hereunder written (hereinafter for brevity's sake collectively referred to as "the said premises");

(ii) By an Agreement of Development dated 29th March, 1989 made between the Vendors of the First Part, M/s. Associated Estate and Investment Corporation, a firm of the Second Part and the Purchasers of the Third Part, the Vendors granted to the Purchasers development rights in respect of the said premises described in the first, second, third, fourth and fifth schedules for the consideration and upon the terms and conditions therein contained;

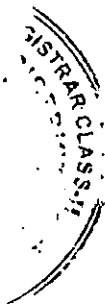
(iii) As required under the provisions of the Income Tax Act, the Purchasers and the Vendors had signed and submitted to the appropriate authority a statement in Form No. 37(1) of the Income Tax Act within the prescribed time limit and the said Appropriate Authority had issued No Objection Certificate under section 269 UL (3) of the said Act vide No. AA/4269/89-90 dated 29th May, 1989 for the said transaction. Copy of the said N.O.C. has been exhibited in annexure 'A'.

(iv) The land, hereditaments and premises admeasuring 1455 Sq.Yds. i.e. 1216 Sq. Mts.

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or thereabout and more particularly described in the first schedule hereunder written and shown in the plan annexed herewith (hereinafter referred to as "the First Leased Property") were demised by an Indenture of Lease dated 9th day of September 1968 made between Suresh Manherlal Mehta and Smt. Asha Suresh Mehta, the First and the Second Vendors herein of the One Part and the said Suresh Manherlal Mehta the First Vendor herein lodged for registration with the Sub-Registrar of Assurances at Bombay on 21st November 1968, under Sr. No. 4472-73/68 and subsequently rectified by a Deed of Rectification and Confirmation dated 16th February, 1971 and lodged for registration under serial No. S. 722 and 723 of 1971, were demised unto Suresh Manherlal Mehta the First named Vendor herein at the rent and upon the terms and conditions therein contained;

The land, hereditaments and premises admeasuring 447 sq. yds. i.e. 374 sq. mts. or thereabout and more particularly described in the second schedule hereunder written (hereinafter referred to as "the Second Leased Property") were demised by an Indenture of Lease dated 9th September 1968 and lodged for registration with Sub-Registrar of Assurances on 21st November, 1968 under Serial No. 4470 -



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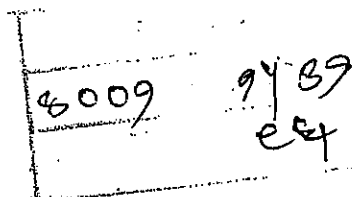
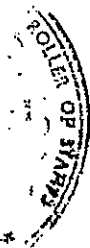
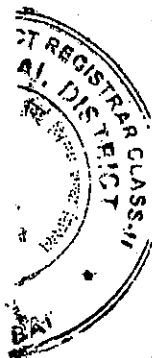
71/68 and subsequently rectified by Deed of Rectification and Confirmation dated 16th February, 1971, and lodged for registration under serial No. 720 and 721 of 1971 made between Smt. Asha Suresh Mehta, the Second Vendor herein in favour of Suresh Manherlal Mehta, the First Vendor herein at the rent and upon the terms and conditions therein contained;

(vi) At the time the said Agreement for Development was entered into the said Leases in respect of the First Leased property and the Second Leased Property were valid and subsisting;

(vii) Clause 17(a) of the said Agreement for Development provided as under;

" 17(a) That the tenure of the said property (viz., the first leased property and the second leased property) shall be made freehold without any further consideration and subject to as aforesaid, the said property is of the absolute ownership of the Owners and that save as aforesaid the Owner's title thereto is clear and marketable and free from all encumbrances defects and reasonable doubts and that except the Owners no other person has got any share, right, title and interest in the said property or any part thereof."

(viii) By virtue of the provisions contained in the



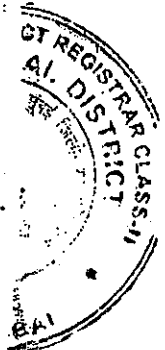
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hereinbefore recited clause 17 (a) the said Suresh Manherlal Mehta, the First named Vendor and the Lessee of the properties described in the first and second schedules hereunder written, has simultaneously upon execution of this conveyance surrendered the leasehold rights in favour of the lessors viz. Asha Suresh Mehta and Suresh Manharlal Mehta for the residual period of the lease without any consideration and accordingly the leases of the said properties described in the First and the Second Schedules hereunder written, stands extinguished in the reversion in favour of the Lessors upon execution of this Deed of Indenture of Conveyance.



x)

In pursuance of the provisions contained in the said Agreement of Development dated 29th March 1989, the Purchasers have agreed to grant a lease in favour of M/s. M. J. Mehta & Co. for a period of ninety-nine years on a rent of Re.1.00 per annum for the lands hereditaments and premises together with a building named Yuchit Bungalow standing thereon situate and lying on property described in the Sixth Schedule hereunder written and comprising of parts of the properties described in the First and Second Schedules hereunder written.



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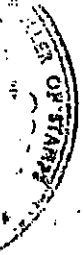
- 7 -

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etc

As a measure to safeguard the right, title and interest of the lessees as provided for in the said agreement of Development dated 29th March 1989, the said lease will also contain the following mentioned provisions during the tenure of the said lease.

(a) That the Purchasers during the tenure of the said lease, shall grant a right of way to the lessee over a strip of land (shown in burnt siena in plan annexed hereto and marked Exhibit 'B'), running through the property described in the Fourth Schedule hereunder written.

(b) That the purchasers shall also permit the Lessee or their tenants occupying the said Yuchit Bungalow to share the common facilities that may be provided in the recreation ground space (shown green in the plan annexed hereto and marked Exhibit B), such as garden, swimming pool, etc. that may be constructed by the Purchasers for the benefit of the flat-owners/occupants of the proposed building in front being constructed by the purchasers. The use of these facilities will, however, be subject to the lessees or their tenants sharing the cost or expenses of the maintenance or repairs etc. as may be fixed by the purchasers or the cooperative society or Limited Company;



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(c) The said lease will also provide for the right of the lessees to sub-lease or assign the said demised premises for which the Purchasers shall grant the necessary permission whenever called upon to do so in writing.

(x) The purchasers have paid the entire consideration payable to the Vendors under the said Agreement of Development, save and except the last instalment of Rs. 10,00,000.00 (Rupees ten lakhs only) which is due and payable upon the vendors producing their respective certificates as required under Section 230 (A) of the Income Tax Act.

In pursuance of the provisions contained in the said Agreement for Development, the purchasers have requested the Vendors to execute the Indenture of Conveyance in respect of the said premises described in the first, second, third, fourth and fifth schedules;

(xii) The Vendors have agreed to execute this Indenture of Conveyance in favour of the Purchasers.

NOW THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said Agreement of Development and in consideration of the premises, the Vendors do and each of them doth hereby grant, release, convey

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and assure unto the Purchasers the properties described in the first, second, third, fourth and fifth schedules.

AND THIS INDENTURE FURTHER WITNESSETH that in pursuance of the hereinbefore recited Agreement of Development and in consideration of a total sum of Rs. 1,04,50,000/- (Rupees One Crore Four Lakh Fifty Thousand only) paid by the Purchasers to the Vendors as under (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 hereby forever acquit, release and discharge the Purchasers)

17.03.89	1,00,000.00
02.06.89	6,48,000.00
05.06.89	7,52,000.00
29.06.89	22,00,000.00
05.01.90	49,50,000.00
16.01.90	8,85,000.00
22.01.90	1,00,000.00
25.01.90	1,00,000.00
01.02.90	2,65,000.00
02.02.90	1,00,000.00
09.02.90	1,00,000.00
13.02.90	1,00,000.00
19.02.90	1,00,000.00
28.02.90	50,000.00
Total	1,04,50,000.00
	=====

(One Crore Four Lakh Fifty Thousand only)

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The balance of Rs.10,00,000/- (Rupees Ten Lakhs only) agreed to be paid by the Purchasers to the Vendors on the Vendors producing their respective certificates under section 230A of the Income Tax Act for the purpose of registration of these presents.

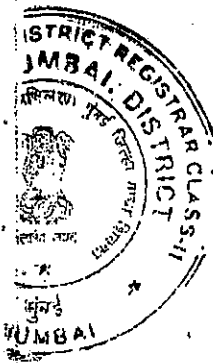
The Vendors do and each of them doth hereby grant, release and convey and assure unto the Purchasers forever the properties more particularly described in the first, second, third, fourth and fifth schedules hereunder written (hereinafter referred to as the said premises) in the registration district and Sub-District of Bombay and Bombay Suburban together with all and singular houses, outhouses, edifices, buildings, courts, yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, commons, gullies, wells, waters, watercourses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title, relating to the said premises or any part thereof



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AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into out of or upon the said premises or any part thereto TO HAVE AND TO HOLD all and singular the said premises hereby granted, released, conveyed and assured or intended or expressed so to be with their and every of their heirs, members and appurtenances unto and to the use and benefit of the Purchasers forever subject to the payment of all rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Municipal Corporation of Greater Bombay or any other public body or authority in respect thereof to the end and intent that the said term of years granted by the said hereinbefore recited Indenture of Lease may be merged and extinguished in the reversion and inheritance of the said premises.

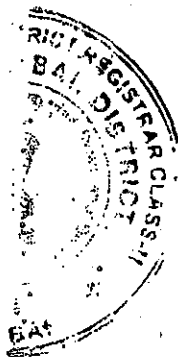


AND the Vendors do and each of them doth hereby for himself / herself / themselves, his/ her/their heirs executors, administrators and successors covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from, through under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary

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they the Vendors now have in themselves good right, full power and absolute authority to grant, release, convey and assure the said premises hereby granted, released assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any of them or from by any person or persons lawfully or equitably claiming or to claim by, from under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for them or any of them AND FURTHER that the Vendors and all persons having or lawfully



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Mr. B. J. [signature]

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or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted, released, conveyed, assured or intended so to be or any part thereof by from under or in trust for them the Vendors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable act, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, releasing, conveying and assuring the said premises and every part thereof hereby granted, released, conveyed and assured unto and to the use of the Purchasers in the manner aforesaid and/or as shall or may be reasonably required by the Purchasers their partners and their heirs, executors administrators or assigns of his, her or their counsel in law.

THIS INDENTURE further witnesseth that the Vendors hereby agree and undertake that in the event they intend to rebuild or reconstruct the building or structures standing on the land, hereditaments and premises described in the Sixth Schedule, they shall not extend or add any building or structure on the said land described in the Sixth Schedule, the understanding of the parties being that any unconsumed FSI or any additional FSI available in respect of the entire premises



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described in the first to fifth schedules shall always belong to and exploited by the Purchasers as provided for in the agreement of development dated 29th March 1989. However, after the completion certificate is granted by the Municipal Corporation in respect of the proposed new building/buildings being constructed and completed by the Purchasers, if any further additional FSI becomes available due to revision of development control rules, the same will belong to ^{the Vendors} M/s. N. J. Mehta & Co. who shall be entitled to exploit and utilise the same on the demised land described in the Sixth Schedule. However, neither of the parties hereto shall utilise the TDR as contemplated in the draft D.C. Rules for Greater Bombay Published on 14th December 1989 purchased by them on the said properties described in the first, second, third, fourth and fifth schedules without the mutual consent of each other.

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

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Agricultural land or grounds lying being and situate at Juhu in the Registration District and Sub-District of Bombay City and Suburban admeasuring 1455 sq. yards i.e.



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1216 sq. metres or thereabouts and bearing ^{EC} Survey No. 16 (part) Hissa No. 7 (part) and shown as colour blue and bounded as follows: that is to say

On or towards the East by land bearing Survey No. 16 (part) Hissa No. 6 (part).

On or towards the West by land described in Second Schedule hereto.

On or towards the North by land bearing Survey No. 16 (part) Hissa No. 7 (part) and Survey No. 16 (part) Hissa No. 5, and

On or towards the South by land bearing Survey No. 16 (part) Hiss No. 8.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of agricultural land or ground lying being and situate at Juhu in the Registration District of Bombay Suburban and Sub-District of Bombay City and admeasuring 447 sq. yards i.e. 374 sq. metres or thereabouts and shown as colour black and bearing Survey No. 16 (part) Hissa No. 7 (part) and bounded as follows: that is to say

On or towards the East by land bearing Survey No. 16 (part) Hissa No. 7 (part) shown in the First Schedule hereto.

On or towards the West by land shown in Fifth Schedule hereto.



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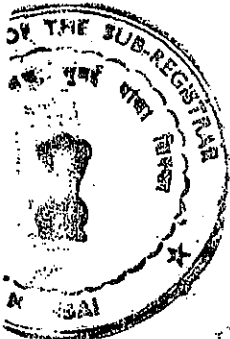
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On or towards the North by land bearing Survey No. 16 (part) Hissa No. 7 (part) and Survey No. 16 (part) and Hissa No. 5, and

On or towards the South by land bearing Survey No. 16 (part) Hissa No. 8.

THE THIRD SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of vacant land being (shown yellow in the plan) or ground lying and being and situate at Juhu in the Registration District kof Bombay Suburban, Registration Sub-District of Bandra admeasuring 884 sq. yards i.e. 739.11 sq. metres bearing part Survey No. 16, Hissa No. 7 bounded as follows: that is to say On ortowards the East by plot described in the Schedule hereto, On or towards the West by Plot No. 16, Hissa No. 7 by the main road as Juhu Road, On or towards the North by the plot described in the Fourth Schedule hereto and On or towards the South by land bearing Survey No. 16, Hissa No. 8.



THE FOURTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground lying being and situate at Juhu in the Registration Sub-District of Bandra admeasuring 406 sq. yards i.e. 339.46sq.metres or thereabouts being a portion of the plot bearing Survey No. 16 (part) Hissa No. 7 and coloured brown and bounded On the East by



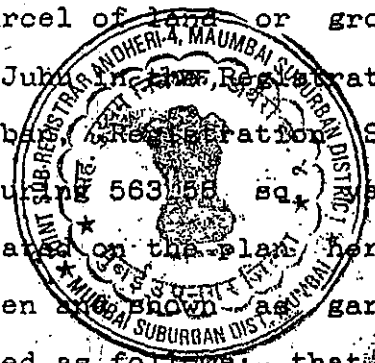
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plot described in the Second - Schedule Hereto) On the West by public road, On the North by Survey No. 16, Hissa No. 5 and On the South partly by land described in the Third the South partly by land described in The Third Schedule hereto and partly by land describe in the Fifth Schedule hereto.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground lying being and situate at Juhu in the Registration District of Bombay Suburban Sub-District of Bombay admeasuring 563.58 sq. i.e. 471 sq. metres delineated on the plan hereto annexed and coloured green and shown as garden plot and coloured and bounded as follows: that is to say On or towards the East by plot described in the Second Schedule hereto. On or towards the West by plot described in the Third Schedule hereto. On or towards the North by plot described in the Fourth Schedule hereto and On or towards the South by land bearing Survey No. 16, Hissa No. 8.



THE SIXTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground along with a structure of ground + 1 storey lying being and situate at Juhu in the Registration District of Bombay Suburban Sub-district, Bandra admeasuring 1398.62 sq. mtrs. delineated on the

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On or towards South by Survey No. 16 and Hissa
No. 8 (part).

[Handwritten signatures and stamps:]

SJM X Burchett

A.S.M. X Burchett

NJB X Rohert

TSM X Rohert (PERMANENT TAPING S. MEHTA)


ITA FOR M. J. MEHTA & CO.

NJM X Trunch

X Jm PARTNER

SJM

) For Asiatic Trading
) & Investment Co.
)
)
)
)


Partner

(MR. YASHWANT P. GHAD1)

7/11/80

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ACKNOWLEDGED to have received prior to the
day and year first hereinabove written of and from
the abovenamed Purchasers the sum of
Rs.1,04,50,000/=

(Rupees One crore Four lakh and Fifty Thousand
only)

WITNESSES:

Nishu Mehta

VENDORS.

WE SAY RECEIVED:

SMV ✓

Sonvate

x

Sonvate

x

ABH

x

ABH (per pro Tapan S. Mehta)

x

Sonvate

FOR M. J. MEHTA & CO.

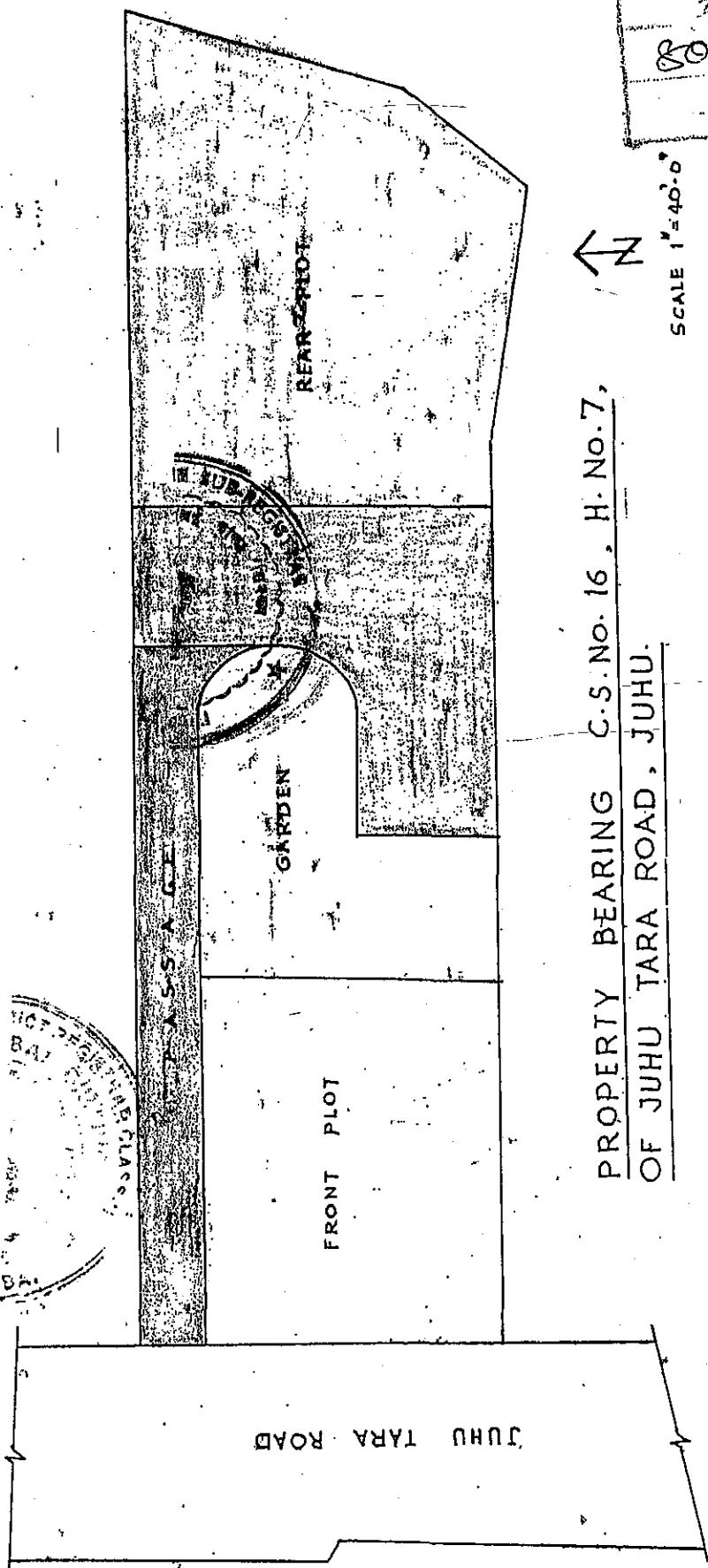
NJM ✓

SJM ✓

[Signature]

PARTNER





PROPERTY BEARING C.S.No. 16, H. No. 7,
OF JUHU TARA ROAD, JUHU.



SCALE 1"=40'0"

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M. S. S. S.
M. S. S. S.
M. S. S. S.
M. S. S. S.

FIRST	SCHEDULE : REAR PLOT IN BLUE	1216.0	SQMTS
SECOND	SCHEDULE : REAR PLOT IN BLACK	374.0	"
THIRD	SCHEDULE : FRONT PLOT IN BOUNDED YELLOW	739.11	SQMTS
FOURTH	SCHEDULE : PASSAGE IN BROWN	339.46	"
FIFTH	SCHEDULE : GARDEN PLOT IN GREEN	471.00	"

EXHIBIT - B

The survey map shows two adjacent land parcels. Parcel 1 (left) is labeled "S.No-16 (PART) H.No-5" and has a total area of 61.64 M². It contains a "PROPOSED BUILDING" (dashed outline), a "PROPOSED RECREATION GROUND" (stippled area), and an "EXISTING BUNGALOW". Parcel 2 (right) is labeled "S.No-16 (PART) H.No-8" and has a total area of 62.02 M². It also contains an "EXISTING BUNGALOW". Dimensions are given along the boundaries: 6.17 M on the left, 29.10 M on the bottom, and 29.10 M on the right. A "SET BACK AREA" is indicated at the bottom left. A north arrow points towards the top right.

PLAN OF PROPERTY BEARING S.No.16, H.No.7, C.T.S.No.977,
OF VILLAGE JUHU AT JUHU TARA ROAD, BOMBAY

SURVEY NO-16 (PART)
HISSA No. 8

SCALE 1:500

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JUHU TARA ROAD

NOTE:

1) PROPERTY DESCRIBED IN 1ST, 2ND, 3RD, 4TH & 5TH SCHEDULE SHOWN

2) PROPERTY DESCRIBED IN 6TH SCHEDULE SHOWN

S.No-16(PART)
H.No-5

S. NO. 16 (PART)
H. NO. 8

SURVEY NO-16 (PART)
H155A NO. 8

SCALE 1:500

PLAN OF PROPERTY BEARING S.No.16, H.No.7, C.T.5.No.977,
OF VILLAGE JUHU AT JUHU TARA ROAD, BOMBAY

NOTE: 1) PROPERTY DESCRIBED IN 1ST, 2ND, 3RD, 4TH & 5TH SCHEDULE SHOWN
2) PROPERTY DESCRIBED IN 6TH SCHEDULE SHOWN

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