



Saturday, August 18, 2007

4:32:38 PM

Original

नॉदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9242

गावाचे नाव माहिम

दिनांक 18/08/2007

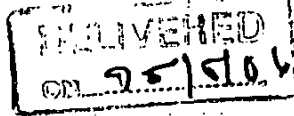
दस्तावेजाचा अनुक्रमांक ववड1 - 09045 - 2007

दस्तावेजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मंगवी होल्डींग प्रा लि चे संचालक मणिम ईश्वर जेन . .

नॉदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).	-	320.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (66)		
एकूण रु.		31320.00

आपणास हा दस्त अंदाजे 4:47PM हा वेळेस मिळेल



दुय्यम निबंधक
सह दुय्यम निबंधक

वाजार मुल्य: 96000000 रु. मोबदला: 96000000 रु. मुंबई शहर क्र. १,
भरलेले मुद्रांक शुल्क: 4800000 रु.

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे:

देणेचे नाव व पत्ता: एच डी एफ सी :

डीडी/धनाकर्प क्रमांक: 038246; रक्कम: 30000 रु.; दिनांक: 18/08/2007

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI 400 002.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE.

Receipt No. : 16

Received 12 July 2008; accepted 12 July 2008

Received From : M/S MANVI HOLDING PVT LTD

On Account of: 103-(11)

[illegible]

Mode of Payment

DD/PO/CHQ/ .
RBI-Challan No.

Date _____

Bank Name &
Branch

Appendix

Abstract

Cash

1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 26

Case No. : ADJ/M/2540/2009

Lot No. :

Lot Date

Method 2

Sr. No

Description of Stamps /
Franking

Quantity

Memorization

$\mathcal{C} = \{0, 1, 2, \dots, 255\}$
 $\mathcal{C} = \{0, 1, 2, \dots, 255\}$

testat :

Rs. :

100.00 Rupees :-

One Hundred

copy.

Cashier / Accountant

Signature / Designation

Garage = 30. Sqmt
Structure = 953.20 Sqmt
land Area = 761.72 Sqmt
Consideration = 9,60,00,000/-
Certificate u/s. 32(1) (b) of the Bombay
Stamp Act, 1958.

Office of the
Collector of Stamps
Case No. Adj. No. 2540/07
Date 15.8.07

Received from Shri. M. S. Manvi, J. K. J. J. Shah, P. K. J. J. Shah
residing at. Mumbai.
Stamp duty of Rs. (48,00,000/-) Forty Eight
Lacs only.
vide challan No. 34, Dated 16.8.07
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958. The full duty
of Rs. 48,00,000/- Forty Eight Lacs only
with which this instrument is chargeable has
been paid vide article no. 25(b)
of schedule.

This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

Place: J. J. C. Mumbai
Date: 15.8.07

Collector of Stamps
Mumbai

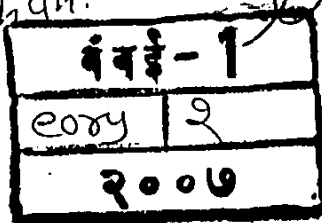


DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made at Mumbai
this 18 day of AUG in the Christian Year Two Thousand Seven
BETWEEN SHREENATH & COMPANY, a Partnership Firm registered
under the provisions of Indian Partnership Act, 1932 through its present
Partners (1) JITENDRA M. SHIAH and (2) JAYSHREE JITENDRA
SHIAH having its Principal Place of business at Randheria Building, J. K.
Sawant, Mace, Dadar (West), Mumbai-400 014, hereinafter referred to as
the "VENUE" (which expression shall unless it be repugnant to the



J. J. Shah

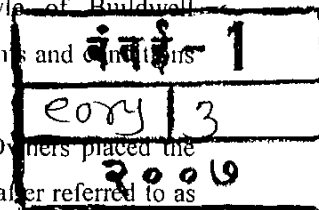
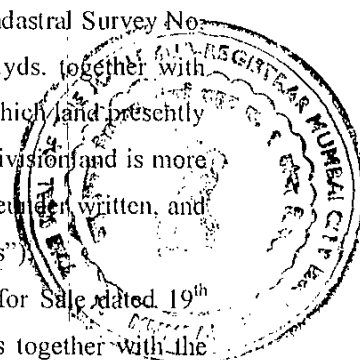


Clarith Hussain

context or meaning thereof be deemed to mean and include its partner or partners for the time being of the said firm, the survivor or survivors of them, the heirs, executors and administrators of the last surviving partner) of the ONE PART, AND MANVI HOLDING PRIVATE LIMITED, a Company registered under the provisions of the Companies Act 1956, having its registered Office at 169, Balaji Peth, Jalgaon (Maharashtra), hereinafter referred to as "the PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors and assigns) of the OTHER PART.

WHEREAS:

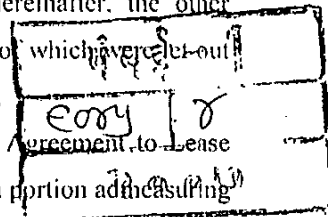
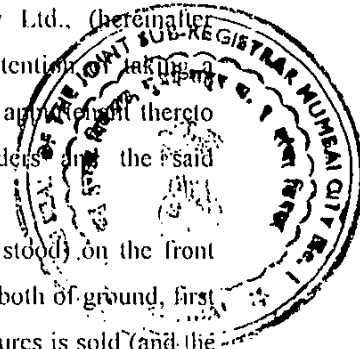
1. Prior to 19th June, 1975 one Hazrabai Abdul Gani Fateh Mohamed and Memunabai Suleman (hereinafter collectively referred to as "the Original Owners") were seized and possessed of or otherwise well and sufficiently entitled to land bearing Cadastral Survey No. 235 of Mahim Division admeasuring 2400 sq.yds. together with the buildings and structures standing thereon (which land presently bears Final Plot No. 12 of TPS III of Mahim Division and is more particularly described in the First Schedule hereunder written, and is hereinafter referred to as "the said larger lands").
2. The said Original Owners, by an Agreement for Sale dated 19th June, 1975 agreed to sell the said larger lands together with the structures standing thereon to Chandrakant Shankar Dalvi, Mrs. Rajani Shashikant Prabhu, Mrs. Shubha M. Khanolkar, Mrs. Pushpa K. Khanolkar, P.S. Khanolkar and Sudhakar S. Prabhu, carrying on business in the name and style of Buildwell Corporation for the consideration and on the terms and conditions therein recorded;
3. Pursuant to the said Agreement, the Original Owners placed the said Chandrakant Shankar Dalvi & Ors., (hereinafter referred to as "the said Builders") in possession of the said larger lands, and also executed a Power of Attorney in favour of two persons nominated by the said persons, the Original Owners also executed a letter of attornment directing the tenants in the said building to attorn tenant to and in favour of the said Builders, i.e. Chandrakant Shankar Dalvi & Ors.;



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Chandrakant Dalvi

4. The said Builders thereafter constructed on the rear portion of the said larger lands a building called "BUILDWELL SADAN" and sold premises therein to persons of their choice on "Ownership" basis;
(which portion of land is more particularly described in the Second Schedule hereunder written and is hereinafter referred to as "the rear lands").
5. By a Deed of Retirement dated 4th March, 1978 made amongst the partners of the said Builders, the said Chandrakant Shankar Dalvi retired from the said partnership, and the other partners continued the said business of M/s. Buildwell Corporation, the said Buildwell Corporation simultaneously by an Agreement for Assignment of the same date assigned all their right, title and interest in the said Agreement for Sale dated 19th June, 1975 hereinbefore referred to and in favour of the said Chandrakant Shankar Dalvi;
6. The acquirers of premises in the building BUILDWELL SADAN in due course got registered a Co-Operative Society called Om Swati Manor Co-operative Housing Society Ltd., (hereinafter referred to as "the said Society") with an intention, taking a Conveyance of the said building and the land appurtenant thereto from the Original Owners, the said Builders and the said Chandrakant Shankar Dalvi;
7. There stands (and at all material times there stood) on the front portion of the said larger lands two structures, both of ground, first and mezzanine floors, while one of such structures is sold (and the land underneath the same is demised) to one Savla Enterprises in the manner as more particularly set out hereinafter, the other structure comprises of different premises, all of which were let-out to different persons on monthly tenancy basis;
8. The said Chandrakant Shankar Dalvi by an Agreement to Lease dated 26th September 1984 agreed to demise a portion admeasuring 911 sq.yds. out of the said larger lands together with the said two structures standing thereon (which portion of land is more particularly described in the Third Schedule hereunder written and is hereinafter referred to as "the Front lands") to the Vendors for a term of 98 years on an annual lease rent of Rs. 1/- only and by the



J.J. Shah

Chandrakant Dalvi

said Agreement, the said Chandrakant Shankar Dalvi also agreed to sell to the Vendors the said two structures standing thereon for a lumpsum price of Rs. 80,000/- (Rupees Eighty Thousand Only);

9. The said Chandrakant Shankar Dalvi died intestate at Mumbai on 15th July, 1996 leaving behind him surviving him as his only next-of-kin and legal heirs entitled to succeed to his estate, his widow Mrs. Sunanda Chandrakant Dalvi and three sons, Rajendra Chandrakant Dalvi, Anil Chandrakant Dalvi and Sanjay Chandrakant Dalvi according to the provisions of the Hindu Succession Act, 1956 by which succession to his estate was governed at the time of his death;
10. Pursuant to the said Agreement to Lease dated 26th September 1984, referred to above, the said Mrs. Sunanda Chandrakant Dalvi & Ors., in their capacity as the legal heirs of Chandrakant Shankar Dalvi, at the request of the Vendors, by an Indenture of Lease dated 16th January 1997 registered at the Mumbai Sub-Registry under Serial No. BBE/185 of 1997 demised unto the Vendors herein the said front lands more particularly described in the Third Schedule hereunder written for the term of 99 years commencing from 26th September 1984 on an annual lease rent of Rs.1/- and subject to observance and performance of the covenants and conditions therein contained and recorded;
11. In the circumstances the Vendors were in use, occupation and enjoyment of the said front lands described in the Third Schedule hereunder written;
12. In May 2001, the said Society filed Suit No. 1174 of 2001 in the Hon'ble Bombay High Court against the legal heirs of the Original Owners, the legal heirs of the said Chandrakant Shankar Dalvi and the Vendors inter alia seeking a declaration that they are entitled to a Conveyance in respect of the portion of land admeasuring 1489 sq.yds. described in the Second Schedule hereunder written out of the said larger lands, and the Vendors herein are entitled to a Conveyance of the remaining 911 sq.yds. described in the Third Schedule hereunder written, out of the said larger lands, described in the First Schedule hereunder written for an order and decree that

J.J. Shah.

Harish Desai

the legal heirs of the Original Owners, the legal heirs of the said Chandrakant Shankar Dalvi and the Vendors (being the Defendants in the said Suit) sign and execute all such powers, deeds, documents, conveyances, forms and applications as may be necessary for conveying the rear portion of the said larger lands (which portion is more particularly described in the Second Schedule hereunder written) in their favour and for a permanent injunction restraining the Defendants in the said suit, their servants, agents and employees from dealing with and/or disposing of the said lands described in the Second Schedule hereunder written, for interim reliefs, costs and other reliefs as more particularly appearing in the Plaint in the said Suit;

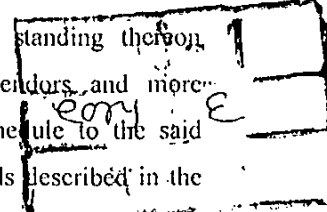
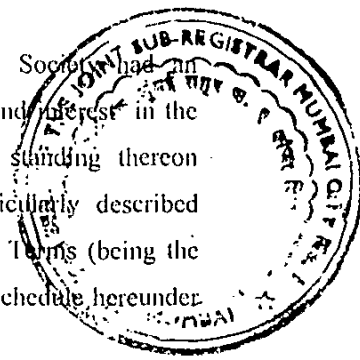
13. After filing of the said suit, the parties to the said suit settled their inter-se disputes, and thereupon the Hon'ble High Court on the application of the parties, passed a Decree on 16th May, 2001 in terms of the Consent Terms signed between the parties to the said Suit;

14. In terms of the said Decree-

- a) It was agreed and decreed that the said Society had an undivided but ascertained share right, title and interest in the said larger lands and the two structures standing thereon admeasuring 1489 sq.yds. and more particularly described Firstly in the Schedule to the said Consent Terms (being the same as the lands described in the Second Schedule hereunder written);
- b) It was agreed and decreed that the Vendors herein have an undivided but ascertained share right, title and interest in the said larger lands and the two structures standing thereon, occupied by the then tenants of the Vendors, and more particularly described Secondly in the Schedule to the said Consent Terms (being the same as the lands described in the Third Schedule hereunder written);
- c) It was provided that the Vendors herein shall not enclose the 12 feet wide road and grant to the said Society a right of way thereon in the manner shown in the plan annexed to the Consent Terms;

J.J. Shah

Chandrakant Dalvi



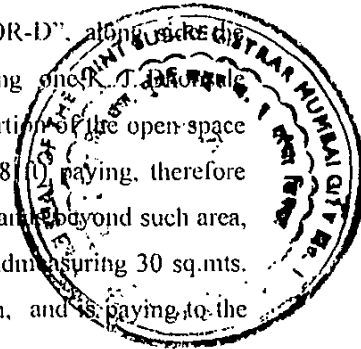
- d) The heirs of the Original Owners and the heirs of the said Chandrakant Shankar Dalvi conveyed the portion of the said larger lands described in the Second Schedule hereunder written to the said Society and the portion of the said larger lands described in the Third Schedule hereunder written to the Vendors herein, and in view of such conveyance, leasehold right of the Vendors herein under the said Deed of Lease dated 16th January, 1997 stood merged and converted into ownership right as contemplated in the Consent Terms;
- e) It was agreed and decreed that the said Society and the Vendors have full right and absolute authority to deal with their respective portions of lands without the consent or permission of the other, and that the Society and the Vendors give to each other unequivocal consent to deal with or manage the portions in their respective properties:
15. The said Decree has been drawn up, stamped and registered with the Sub Registrar of Assurances at Mumbai under Serial No. BBE-1/8314 of 2007.
16. In the circumstances the Vendors were seized and possessed of or otherwise well and sufficiently entitled as the owner of the portion of the land more particularly described in the Third Schedule hereunder written and to the two structures standing thereon known as Swati Manor "C" and Swati Manor "D", both comprising of ground, first and mezzanine floors;
17. By a Deed of Conveyance-cum-Lease executed on 12th October, 2001 between the Vendors herein therein called the Lessor and Savla Enterprises therein called the Lessee, duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BBE-7114 of 2001 dated 29th October, 2001, the Vendors herein for the consideration mentioned therein, sold and transferred unto and in favour of the said M/s. Savla Enterprises the structure known as "SWATI MANOR-C" and demised land appurtenant thereto admeasuring about 254.25 sq.mtrs. or thereabout situate at I.K. Sawant Marg side of the front portion of the property described in the Fourth Schedule thereunder written which is same as the Fifth Schedule hereunder written on the terms, conditions and subject o

J. J. S. 21/11/07

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the covenants on the part of the Vendors herein as contained therein;

18. The remaining portion of the property admeasuring about 507.47 sq.mtrs. together with the structures/building known as "SWATI MANOR-D" comprising of ground and one upper floor with mezzanine floor and more particularly described in the Fourth Schedule hereunder written was retained by and continue to belong to the Vendors, Subject to the right of passage reserved in favour of persons having occasion to go beyond the said front lands;
19. The said building/structure known as "SWATI MANOR-D" was occupied by 13 occupants/tenants on monthly tenancy basis, particulars of which are separately furnished to the Purchasers, and the Vendors herein were collecting monthly rent from the occupants/tenants and discharging all the outgoings, taxes, maintenance charges, etc. in respect thereof, however prior to execution of these presents the Vendors have got vacated all the aforesaid Tenants/Occupants by making payment of compensation to enable them to acquire and purchase alternate premises and the said structures/building is presently vacant and in absolute and exclusive and actual possession of the Vendors;
20. Behind the said building "SWATI MANOR-D", along the back wall on the Southern side of the said building one K. J. Bhonsale has been permitted of stack bamboos on portion of the open space admeasuring about 108 sq.fts. (13.5 ft. X 8 ft.) paying, therefore rent of Rs. 55.62 per month; further there stands beyond such area, alongside the southern boundary a garage admeasuring 30 sq.mts. area and occupied by Mrs. Jayshree J. Shah, and is paying to the Vendors rent of Rs. 56/41 per month;
21. Subject to the claim and occupation of the said K. J. Bhonsale, and Jayshree J. Shah, in respect of the open area of 108 sq.fts. (13.5 ft X 8 ft.) and a garage admeasuring 30 sq.mts. respectively the Vendors herein are the Owners of and absolutely seized and possessed of the structure known as "SWATI MANOR-D" together with the lands standing thereon described in the Fourth Schedule hereunder written, however having regard to the fact that the larger lands more particularly described in the First Schedule



J.J. Shah

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[Signature]

hereunder written is not sub divided neither of the portions of land described in the Third Schedule hereunder written is physically sub-divided at site, nor are the Vendors in exclusive possession of any demarcated portion of the open lands comprised in the portions described in the Third Schedule hereunder written.

22. Pursuant to mutual negotiation ensued between the parties hereto somewhere in March, 2007 the Vendors have agreed to sell, transfer and convey unto and in favour of the Purchasers and the Purchasers have agreed to acquire and purchase from the Vendors the said lands described in the Third Schedule hereunder written together with the vacant possession of the entire structure/building known as "SWATI MANOR-D" (tenants/occupants therein were vacated by the Vendors at their costs) together with all the reversionary right of the Vendors in respect of the property described in the Fifth Schedule hereunder written, subject to the covenants on the part of the Vendors contained under the Deed of Lease dated 12th October 2001, hereinbefore referred to and subject to the rights to be reserved unto the Vendors in respect of the said open portions occupied by K. J. Bhonsale and a Garage occupied by Mrs. Jayshree J. Shah as hereinafter provided free from all other encumbrances, claims and demands at or for the consideration of Rs. 9,60,00,000/- (Rupees Nine Crore Sixty Lacs Only) to be paid within the time as mutually agreed upon between them;

23. While convincing the property described in the Third Schedule hereunder written as recited in the preceding recital and handing over possession of the property together with the structure known as "SWATI MANOR D", described in the Fourth Schedule hereunder, open space admeasuring about 108 sq.ft. (13.5 ft. X 8 ft) occupied by K. J. Bhonsale and a Garage admeasuring 30 sq.mts. (i.e. 30 sq.mts) occupied by Jayshree J. Shah are both described in the Sixth Schedule hereunder written are being retained by the Vendor No.2 as Lessee of the Purchaser herein and in respect of which, simultaneously on execution of these presents the Purchasers shall execute in favour of the Vendor No.2 Deed of

J.J. 9262

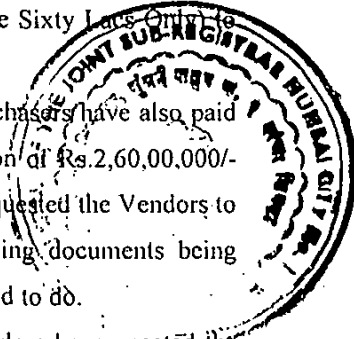
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lease for a period in perpetuity at the yearly rent of Rs. 1/- and

Claw with 7000

subject to the terms and conditions agreed upon between the parties hereto and as separately recorded in such Deed of Lease.

24. Pursuant to the authority given by the Vendors, Advocate for the Purchasers have caused the public notice issued in the newspaper of "Free Press Journal" published on 3rd May, 2007, and "Nav Shakti" published on 2nd May, 2007 and "Mumbai Samachar" published on 2nd May, 2007 so as to verify the title of the Vendors and save and except the said Society and M/s. Savla Enterprises, in respect of their respective right the Purchasers have so far not received any other claim.
25. On the necessary application being made and the statement being submitted, the concerned Competent Authority appointed under the Provisions of the Urban Land (Ceiling & Regulation) Act 1976 by its Order the Urban Land (Ceiling & Regulation) Act 1976, and inter alia, recorded its consent and no objection the transfer herein.
26. The said property has proper and motor able means of access from the main road.
27. Prior to execution of these presents, the Purchasers have paid to the Vendors an aggregate sum of Rs. 7,00,00,000/- (Rupees Seven Crore Only) as and by way of part consideration leaving a balance sum of Rs. 2,60,00,000/- (Rupees Two Crore Sixty Lacs Only) to be paid on completion of transaction.
28. Prior to execution of these presents, the Purchasers have also paid to the Vendors the said balance consideration of Rs. 2,60,00,000/- (Rupees Two Crore Sixty Lacs Only) and requested the Vendors to complete the transaction by executing vesting documents being these presents, which the Vendors have agreed to do.
29. Prior to execution of these presents the Vendors have vacated the said property together with the structures/Building known as "Swati Manor D" by removing themselves except one Tenant Lalji Bhagwanji Solanki and handed over vacant, peaceful, actual and physical possession thereof, except one room/premises admeasuring 230 sq.ft. which the Vendors have agreed to cause the said room/building vacated at their costs within 8 days from the date of execution of these presents.



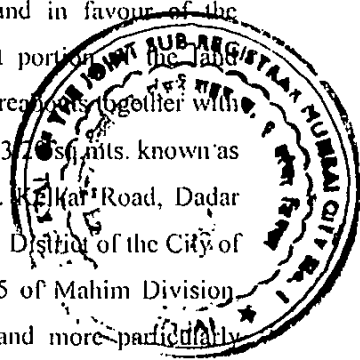
J.J. Shah

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30. The Vendors have simultaneously on execution of these presents handed over to the Purchasers the Original of the said Title Deeds and documents as set out in Annexure "B" hereto.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of a sum of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lacs Only) paid simultaneously on execution of these presents together with an aggregate sum of Rs. 7,00,00,000/- (Rupees Seven Crore Only) paid prior to execution of these presents making together and aggregate sum of Rs.9,60,00,000/- (Rupees Nine Crore Sixty Lacs Only) being the full consideration to be paid by the Purchasers to the Vendor (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchasers) and in consideration of the lease of the portion more particularly described in the Sixth Schedule hereunder written executed by the Purchasers in favour of the Vendors separately this day. THEY the Vendors do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchasers, all that piece and parcel of the front portion of the land admeasuring 911 sq.yards i.e. 761.72 sq.mtrs. or thereabouts together with the existing building/structure admeasuring about 2537 sq.mts. known as "Swati Manor D" situate lying and being at N. C. Kelkar Road, Dadar (West), Mumbai in the Registration Sub-District and District of the City of Mumbai forming part of Cadastral Survey No. 235 of Mahim Division and Final Plot No. 12, TPS No. III of Mahim and more particularly described in the Third Schedule hereunder written (for brevity's sake hereinafter referred to as "the said property") and shown on the map annexed hereto as ANNEXURE "A" hereto and shown and surrounded by red colour boundary line which includes the reversionary right of the property described in the Fourth Schedule hereunder written being demised by the Vendors herein in favour of M/s. Savla Enterprises under a Deed of Lease dated 12th October, 2001 duly registered with the Sub Registrar of Assurance at Mumbai under Serial No. BBE/114/2001 dated 29-10-2001 TOGETHER WITH all the messuage of dwelling houses, structures built thereon and all the houses, edifices, buildings, yards, areas, compounds, water courses, premises, sewers, fences, drains, ways, paths, passages, common gullies, walls, liberties, privileges, easements and

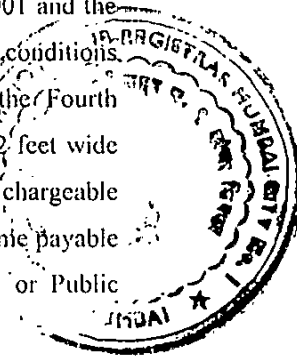


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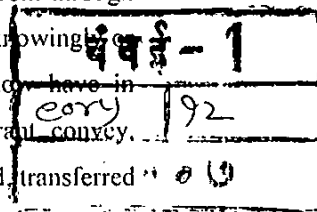
J.J. Shah.

Sanjay Shah

appurtenances whatsoever to the said premises or any part or portion thereof belonging or appurtenants thereto now at or any time hereto before usually held used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto subject to the 12 foot wide road means of access shown on the plan by brown colour granted to the said Society as contained in Consent Decree dated 16th May, 2001 AND TOGETHER WITH ALL THE ESTATE rights, title, interest, inheritances, possession, benefits, claims and demand whatsoever both at law and in equity of the Vendors in to out of or upon the said property or any part thereof hereby granted and conveyed or expressed or intended so to be AND ALSO together with all the deeds, documents, writings and other evidence of title exclusively relating to the said property TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (all which are hereinafter called "the said premises/ property") UNTO AND TO THE USE and benefit of the Purchasers forever SUBJECT HOWEVER TO the said Deed of Lease dated 12th October, 2001 and the terms thereby demised and subject to the covenants terms and conditions therein contained in respect of the property described in the Fourth Schedule hereunder written and subject however to the said 12 feet wide road the payment of all taxes, rates, dues and assessments now chargeable upon AND SUBJECT ALSO TO the same or hereafter to become payable to the Government or MCGM/MHADA or any other Local or Public body.



AND the Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly willingly suffered to the contrary THEY THE Vendors do hereby have in themselves good right full power and absolute authority to grant convey, transfer and assure the said premises hereby granted conveyed, transferred and assured or intended so to be unto and in favour of the Purchasers in the manner aforesaid.



J.J. Shah.

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AND THAT subject to the said Deed of Lease in respect of the property described in the Fourth Schedule hereunder written and the said 12 foot wide road it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and equitably to hold enter upon occupy, possess and enjoy the said premises hereby granted, conveyed, transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof, to and for their own use and benefit, without any suit lawful eviction interruption claim or demand whatsoever from or by the Vendors or their respective heirs, executors, administrators or successors or any of them from or by any person lawfully or equitably claiming or to claim by them under or in trust for them or any of them.

AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate right, title or interest at law or in equity in the said premises hereby granted, conveyed, transferred and assured or any part thereof by them under or in trust for them THEY the Vendors and their respective heirs 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 acts deeds, matters and things conveyances and assurances in law whatsoever for the better further and more particularly and absolutely granting unto and to the use of the Purchasers their executors their successors or assigns or their counsel in law for assuring the said premises and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers, their successors or assigns or their Counsel in law for assuring the said premises and every part thereof hereby granted conveyed, transferred and assured unto and to the use of the Purchasers in the manner aforesaid.

AND THAT the Vendors do hereby further covenant with the Purchasers-

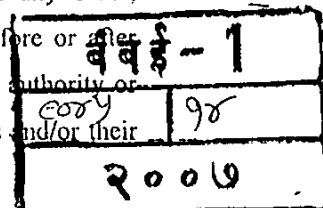
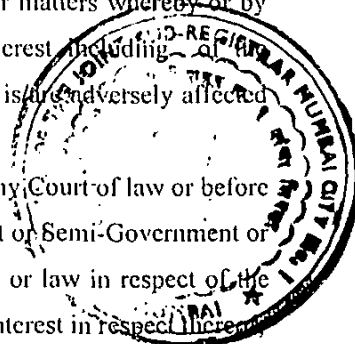
- a) that they are the absolute Owners and entitled to the property together with the structures/building known as "Swati Manor D" existing thereon more particularly described in the Fifth Schedule hereunder written forming part of the property described in the Third Schedule hereunder written, subject to the occupation of portions thereof by various persons as set out in the recitals herein;

J.J. Shah.

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- b) that by Deed of Conveyance-Cum-Lease dated 12th October, 2001 the sold, and transferred unto and in favour of M/s. Savla Enterprises the structures known as "Swati Manor C" and demised land appurtenant thereto admeasuring about 254.25 sq.mts. or thereabout described in the Fourth Schedule hereunder written subject to the term thereby demised and the covenants, terms and conditions therein contained on the part of the Vendors herein and now on the part of the Purchasers herein, and the Vendors have sold, transferred and assigned the reversionary right in respect of the said property described in the Fourth Schedule hereunder written;
- c) that subject to the said Deed of Lease and 12 foot wide road and the occupation of the tin-roofed structure and the portions more particularly described in the Sixth Schedule hereunder written by the persons named in the recitals herein, they have not entered into any agreement or arrangement nor created any third party right, title or interest including claim by way of mortgage, lease, charges, easement, exchange, gift, possession, license or otherwise in favour of any other person or persons nor have they done omitted or committed to do any acts, deeds, things or matters whereby or by reason whereof their right, title and interest including ownership in respect of the said premises is in any way adversely affected or seriously prejudiced;
- d) that there are no proceedings pending in any Court of law or before any authority or authorities of Government or Semi-Government or public or local bodies under any statutes or law in respect of the said premises and/or their right, title and interest in respect thereof;
- e) that they have not received nor served upon them any order, circular, writ, notice, decree, order or attachment before or after judgement or otherwise from any person or persons, authority or authorities concerned in respect of the said premises and/or their right, title and interest in respect thereof;
- f) that neither the said premises nor any part or portion thereof is/are subject matter of any acquisition, requisition or reservation for any



J.J. Shah

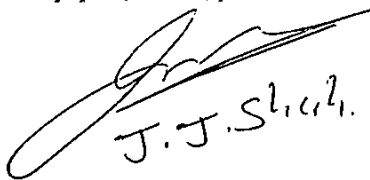
Harish Patel

purpose whatsoever by any authority or authorities concerned including under the provisions of D.C. Rules, MRTP Act, BMC Act, MHADA and Land Acquisition or Requisition Act;

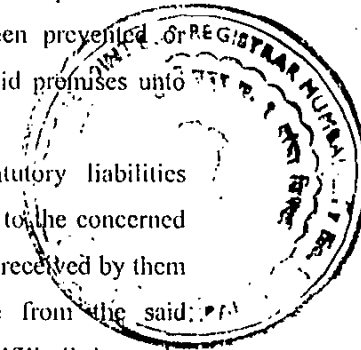
- g) that they are not prevented or prohibited under any of the concerned statutes from transferring or conveying their right, title and interest in favour of the Purchasers in the manner contemplated under these presents;
- h) that the said property is acquired and purchased by them came to them by virtue of the documents as recited hereinabove and save and except them nobody else has any right, title or interest in respect of the said property subject however to the said Deed of Lease in respect of property described in Fourth Schedule hereunder written and occupation of 108 sq.ft. of open space by K. J. Bhonsale and a Garage admeasuring of 30 sq. mts. occupied by Jayshree J. Shah on tenancy basis, and a tin roofed structure by the persons by one Barve as described in the recitals herein;
- i) that there are no impediments under law or otherwise on the said property and/or on their right, title and interest in respect thereof whereby or by reason whereof they have been prevented or prohibited from transferring or conveying the said premises unto and in favour of the Purchasers;
- j) they have paid and discharged all their statutory liabilities including Income Tax, Wealth Tax, etc. payable to the concerned authorities and they have not been served with or received by them any notice order or attachment or otherwise from the said authorities and further agreed to comply with, fulfill all demands, or claims made by any authority or authorities concerned;

AND THAT the Vendors do hereby covenant that the Purchasers they have paid and discharged all the outgoing, taxes, rates and other liabilities payable in respect of the said property and/or structures standing thereon to the concerned authorities including MCGM/MHADA, and hereby further undertake to bear, pay and discharge the same till execution of these presents.

AND THAT before execution of these presents the Vendors have handed over to the Purchasers all original of the title deeds, documents, papers, orders, permissions, correspondences and other relevant


J. J. Shah





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documents set out in ANNEXURE "B" hereto in respect of the said property described in the Third Schedule hereunder written to the Purchasers.

AND THAT simultaneously on execution of these presents the Vendors have handed over to the Purchasers vacant, peaceful, actual and physical possession of the said property subject to the occupation of the tin roofed structure and the portions described in the Sixth Schedule hereunder written by the persons named herein.

25. The Permanent Account Number of the parties hereto are as follows:-

PAN NO.

Shreenath & Company

AAAGFS 8642E

Vendors

Manvi Holding Private Limited.

AAECM 0026B

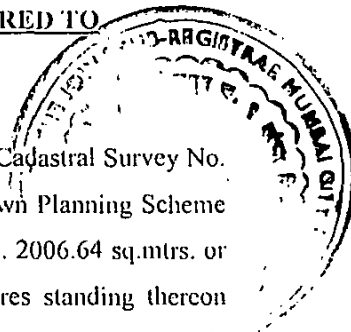
Purchasers

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(being a description of the larger lands)

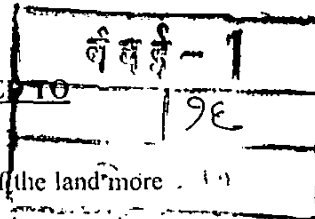
ALL THAT piece and parcel of land bearing Cadastral Survey No. 235 of Mahim Division being Final Plot No. 12, Town Planning Scheme No. III of Mahim area admeasuring 2400 sq.yards i.e. 2006.64 sq.mtrs. or thereabouts together with the buildings and structures standing thereon situate in the Registration Sub-District and District of the City of Mumbai.



THE SECOND SCHEDULE ABOVE REFERRED TO

(being a description of the rear lands)

ALL THAT piece and parcel of the rear portion of the land more particularly described in the First Schedule hereinabove written admeasuring 1489 sq.yards i.e. 1245 sq.mtrs. or thereabouts situate in the Registration Sub-District and district of the City of Mumbai.



J. J. Shah

Manvi Holding Private Limited

THE THIRD SCHEDULE ABOVE REFERRED TO

(being a description of the front lands)

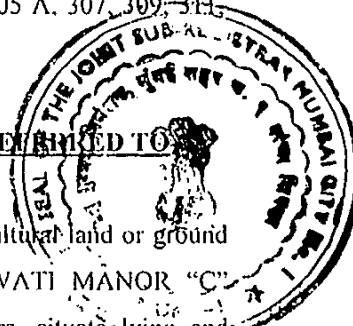
ALL THAT piece and parcel of the front portion of the land more particularly described in the First Schedule hereinabove written admeasuring 911 sq.yards i.e. 761.72 sq.mtrs. or thereabouts situate in the Registration Sub-District and District of the City of Mumbai.

THE FOURTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land or ground together with the structure/building known as SWATI MANOR "D" standing thereon admeasuring about 507.45 sq.mtrs. situate lying and being at N.C. Kelkar Road, Dadar forming part of Cadastral Survey No. 235, Final Plot No. 12 of Town Planning Scheme No. III of Mahim Division in the Registration District of the City of Mumbai and bearing Municipal Ward No. GN 3729 (1/303, 303A, 305, 305 A, 307, 309, 311, 311 A, 313) House No. 3728(3).

THE FIFTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land or ground together with the structure/building known as SWATI MANOR "C" standing thereon admeasuring about 254.25 sq.mtrs. situate lying and being at N.C. Kelkar Road, Dadar forming part of Cadastral Survey No. 235, Final Plot No. 12 of Town Planning Scheme No. II of Mahim Division in the Registration District of the City of Mumbai.



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THE SIXTH SCHEDULE ABOVE REFERRED TO

A portion of the open land admeasuring about 108 sq.ft. (13.5 ft. X 8 ft.) behind the building SWATI MANOR "D" along side the wall on the southern side and presently allowed to be used by K.J. Bhonsale to stack Bamboos at the rent of Rs.55.62 per month and a garage admeasuring about 323 sq.ft. presently occupied by Mrs. Jayshree J. Shah at the rent of Rs.56.41 per month and shown and marked by hatched/lines on the sketch annexed hereto as Annexure "A" from and out of the property described in the Fifth Schedule hereinabove written.

J.J. Shah

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SIGNED, SEALED AND DELIVERED)
by the withinnamed "VENDORS")
SHREENATH & COMPANY,)
through its present Partners)
1. JITENDRA M. SHAH.)
2. JAYSHREE J. SHAH)
in the presence of 1) *[Signature]*)
2) *[Signature]*)

[Signature]
J. J. Shah.

SIGNED, SEALED AND DELIVERED)
by the withinnamed "PURCHASERS")
MANVI HOLDINGS PRIVATE LIMITED)
Through its Authorised Director)
SHRI. MANISH I. JAIN)
in the presence of 1) *[Signature]*)
2) *[Signature]*)

[Signature]
Manish Jain

Received from the withinnamed)
Purchasers a sum of Rs. 9,60,00,000/-)
(Rupees Nine Crore Sixty Lacs Only), all by)
Cheques drawn on UTI Bank Limited, Jaipur)
a particulars of which are as follows, being)
the full consideration money to be payable)
by them to us.)



) Rs. 9,60,00,000/-

Sl.No.	Date	Cheque No.	Amount
1.	6-3-2007	216109	2,00,00,000/-
2.	19-4-2007	658428	2,00,00,000/-
3.	23-4-2007	658429	1,00,00,000/-
4.	7-5-2007	658430	2,00,00,000/-
5.	17-8-2007	658493	2,60,00,000/-
Total			9,60,00,000/-

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We say received.

WITNESSES:

[Signature]
J. J. Shah.

[Signature]

[Signature]
Deven Lal Kather

VENDORS.

J. J. Singh

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FROM :

FAX NO. :

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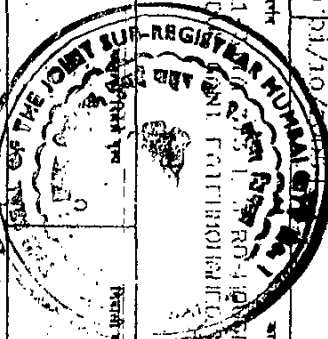
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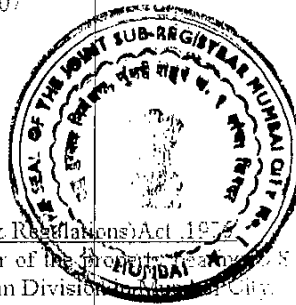
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To,

Smt Aziza Abdul Hamid & others
C/o B.N. Shah & Associates, Architect.
104, Midas Building,
Bhaudaji Road Extension,
Sion, Mumbai-400 022.



Sub :- The Urban Land (Ceiling & Regulations) Act, 1976
Issue of N.O.C. to transfer of the property bearing C.S.No. 811,
F.P.No.12TPS-III of Mahim Division in Mumbai City.
Ref:- Your application dated 11/05/2007.

Please refer to your application dated 11/05/2007 on the subject cited above. You have requested this office for grant of permission to transfer property bearing C.S.No. 811, F.P.No.12TPS-III of Mahim Division in Mumbai City.

From the perusal of CTS Plan in respect bearing C.S.No. 811 of Mahim Division it is seen that there are structures shown in black ink in CTS plan which indicate that the property is fully built up nature prior to 17.2.1976 i.e. prior to the Urban Land (Ceiling & Regulation) Act, 1976 came into force. Further it is seen that municipal assessment bill that the property is being assessed for residential and commercial purpose prior to 1961-62 i.e. prior to the commencement of U.L.C. & R. Act, 1976. This office staff works out the area under plinth 647.32 sq.mtrs., L.A. 363.71 sq.mtrs. and available A.L.A. 299.14 sq.mtrs. and 25% R.G. adm. 266.61 sq.mtrs. and area under set back road 58.72 sq.mtrs. Considering the area under plinth, L.A., A.L.A. and 15% R.G.; and set back road the entire land is non-vacant and there is no vacant land.

As per Urban Development circular No.ULC-10/2002) CR No. 10/2002 dated 5/10/2002, this office has no objection from ULC point of view to transfer the property bearing C.S.No. F.P.No.12 TPS-III of Mahim Division (pt) for area adia. 761.71 sq.mtrs.

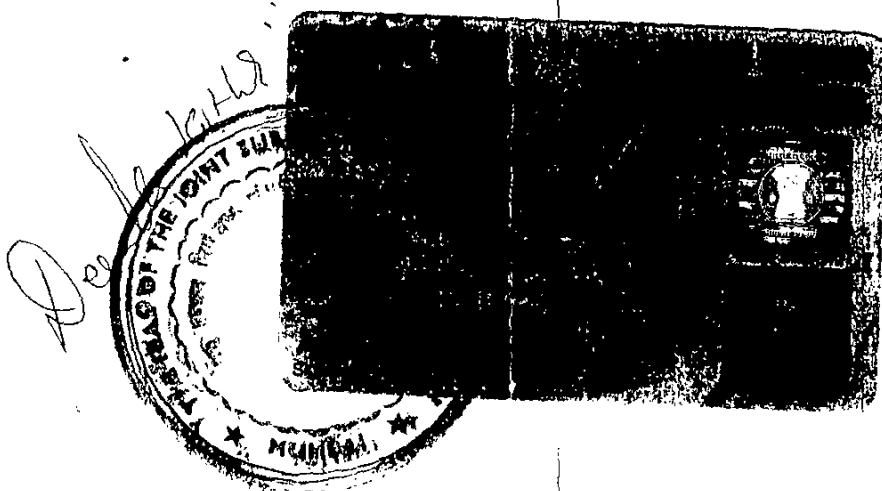
This no objection certificate is issued without prejudice to the obligation if any on both the transferor and transferee under the Act, or any other enactment for the time being in force.

However this letter is issued at your risk and belief in respect of any dispute regarding title on over these lands and subject to following conditions:

- 1) that the information / documents furnished by you are correct and genuine
- 2) that, if it is found hereinafter that the information and documents produced by you are incorrect and not genuine you will be liable to the consequences in accordance with the law.
- 3) that necessary permission ULC should be taken before sale/transfer.



(Signature)
Deputy Collector and C.A.
(U.L.C.) Greater Mumbai



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आयकर विभाग
INCOME TAX DEPARTMENT
GOVERNMENT OF INDIA

KOTHARI D KANTILAL
KANTILAL LALCHAND KOTHARI

18/02/1961
Permanent Account Number
AANPK8315R

Devendra Kantilal
Signature




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Thursday, July 26, 2007

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Original

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पावती

पावती क्र. : 8487

दिनांक 26/07/2007

गावाचे नाव माहिम

दस्तऐवजाचा अनुक्रमांक दवड 1 - 08314 : 2007

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव: मे. श्रीनाथ अँड: कं च भागिदार जितेंद्र एम शाह .

नॉटणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:-	760.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)		
एकूण रु.		30760.00

आपणास हा दस्त अंदाजे 2:53PM ह्या वेळेस मिळेल

दस्तऐवज निव्वळ
सह दुसऱ्या निव्वळ
मुंबई शहर क्र. १.

वाजार मुल्य: 0 रु.

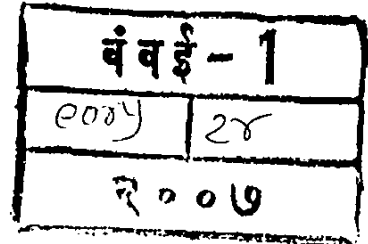
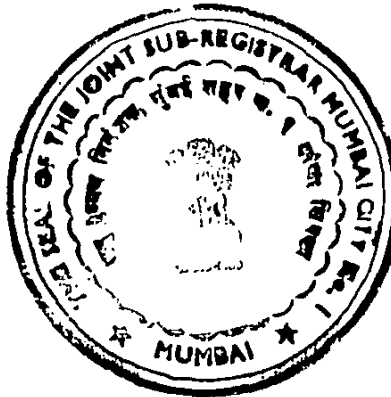
मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयवगचा प्रकार : डीडी/घनाकर्षाद्वारे;

वैकेंच नाव व पत्ता: इंडियन ;

डीडी/घनाकर्ष क्रमांक: 679048; रक्कम: 30000 रु.; दिनांक: 10.07/2007



CUSTOMER COPY / ग्राहक प्रति
भारतमा पुरी / PAY II G-III SLIP

बैंक आफ इंडिया
मुंबई मुख्य शाखा

BANK OF INDIA
Mumbai Main Branch

दस्तावेज आयडी / ट्रांजिड / Transactions ID / Scroll No. अक्षर / initials दिनांक / Date 25/3

रुपये ड्यूटी / Stamp Duty /Rs.	100	बैंक के उपयोग के लिए / (For Bank's use)	
सेवा शुल्क / Service Charges /Rs.		IB-R/C/SLIP	
कुल / Total /Rs.		क्रमांक / Serial No. 15666	
		अधिकृत अधिकारी के हस्ताक्षर / Signature of authorized official	

रुपये शब्दों में / Rupees in words

रुपये ड्यूटी का नुमांदा

पार्टी का नाम और पता

Name & address of stamp duty

Paying Party

(IN CAPITAL LETTER)

कारण पार्टी का नाम / Purpose of transaction

सेवा देने का उद्देश्य

बीडी / बीओ / चेक नंबर कटे जाई

प्रीस बैंक पर आदित / Drawn on Bank

शाखा / Branch

बैंक के मोहर के लिए स्थान
SPACE FOR BANK SEAL

Cashier

उपरी करने वाले के हस्ताक्षर / Signature of Purchaser



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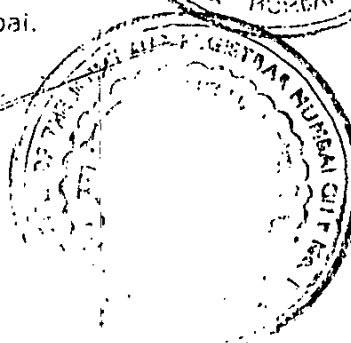
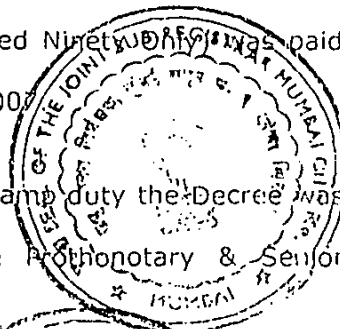
2. THAT Om Swati Manor Co-operative Housing Society, a Society registered under provisions of Maharashtra Co-operatives societies Act, 1960 and having its office at J.K. Sawant Marg, Opp. Shivaji Mandir, Dadar (West), Mumbai - 400 028 has filed suit being No.1674 of 2001 in the Hon'ble High Court against Mrs. Aziza wife of Abdul Hamid Fetehtomohamed and Others wherein M/s. Shrinath & Co., was the Defendant No.13.

3. THAT in the said Suit being Suit No.1674 of 2001 the parties had filed Consent Terms on 16/05/2001 before the Vacation Judge Her Ladyship Justice Smt. Nishita Mhatre wherein the property mentioned as "Secondly" which is in possession of the Defendant No.13 has to be conveyed by Deed of Conveyance in favour of the Defendant No.13 i.e. M/s. Shrinath & Co.,

4. THAT the said Decree was passed in suit No.1674 of 2001 on 16/05/2001 and on obtaining the said Decree it was presented for adjudication under Case No.SDG/NEW/115/07 dated 09/07/2007 and the adjudicated stamp duty of Rs.7,60,290/- (Rupees Seven Lacs Sixty Thousand Two Hundred Ninety only) was paid on the same day i.e. on 09/07/2007.

5. THAT after payment of proper stamp duty the Decree was sealed on 11/07/2007 by the Prothonotary & Senior Master, High Court, Mumbai.

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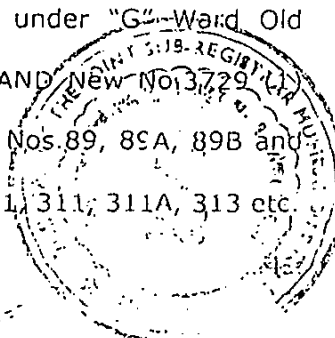
6. THAT the Decree is being presented for registration of Conveyance in favour of the Defendant No.13 i.e. M/s. Shrinath & Co., through its partner Shri. Jitendra M. Shah in respect of the property in possession the Defendant No.13 which is more particularly described in the Schedule hereunder written., and more particularly described in the Consent Decree which is annexed hereto as Annexure-"A".

SCHEDULE OF THE SAID PROPERTY

ALL THAT piece or parcel of pension and Tax (Redeemed) land or ground together with measuages tenements or dwelling houses standing thereon situate, lying and being at Junction of Hannali Tank Road or Woolen Mills Lane outside the fort, in the Registration District and Sub-District of Bombay City and Bombay Suburban now in Greater Bombay containing by admeasurment 911 sq. yards i.e. 761.714 sq. mtrs. registered in the Books of Collector of Land Revenue under Old No.155, 156, 488 and 517, New No.3673, Old Survey No. New Survey No.2/1422 and assessed by the Assessor and Collector of Municipal Rates and Taxes under "G"-Ward Old Nos.3728,(10 3728) (2) 3738 (3) 3738 AND New No.3729 (2) and (4) and 3728 (3) and Old Street Nos.89, 89A, 89B and 90 New Street Nos.303, 305A, 307, 311, 311A, 313 etc.

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and 73, 73A, 73F and 303 (a), 303(b) and bearing Cadastral Survey No.235 (part) of Mahim Division of the City of Bombay bearing Final Plot No.12 (part) Town Planning Scheme No.III of Mahim Area.

IN WITNESS WHEREOF I have executed this Deed of Declaration on the day date first hereinabove mentioned.

WITNESSES

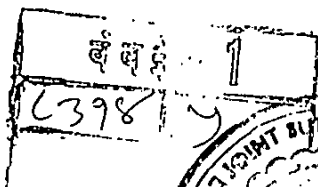
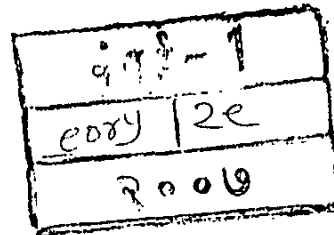
1) A.R. Kodar
2) [Signature]

SIGNATURE

[Signature]

Jitendra M. Shah

Partner of M/s. Shrinath & Co.



SUIT NO 1674 OF 2001

Plaintiffs

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of the Bombay

Office of the
Collector of Customs

1 Case No. 286/1064/11.5/97
Date 09/07/97



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Certified under Section 3744 (b) of the
Domestic Security Act, 1950, by the FBI, dated
1955.

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is a bound variable. 28(d)(b)

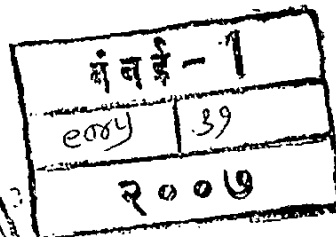
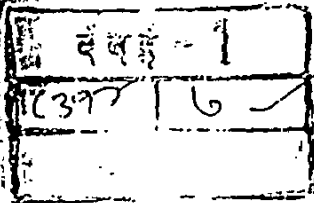
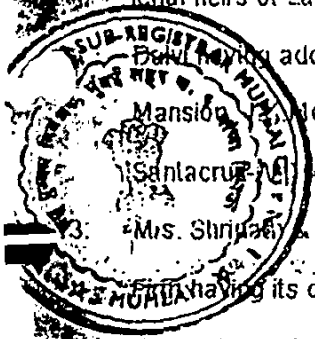
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T-107896 Subject: Communications
of Section 3; Boundary Stamp Act 1938.
Place: G752 mba
Date: 11/07/07

Collector of Stamps
Enforcement-II

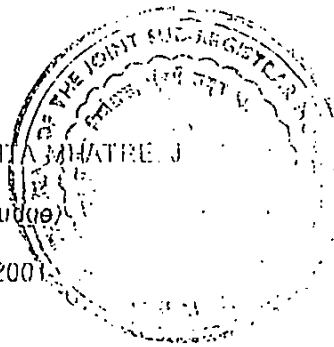
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5. Mrs. Yasmin wife of Mohamed)
Istiaq Abdul Latif)
6. Mrs. Salim wife of Ebrahim)
7. Ms. Reshma daughter of Suleman)
8. Mr. Shoeb son of Suleman)
all of Bombay Indian)
Inhabitant, residing at Woodland)
124, Victoria Road, Opp.)
Masina Hospital, Byculla,)
Mumbai - 400 027.)
All are legal heirs of Memunabai)
Suleman, since deceased)
9. Smt. Sunanda Chandrakant Dalvi)
10. Anil Chandrakant Dalvi)
11. Sanjay Chandrakant Dalvi)
12. Smt. Jyotsna Rajendra Dalvi)
all of Mumbai Indian, Inhabitant,)
legal heirs of Late Chandrakant)
Dalvi having address at Green)
Mansion, Nehru Marge)
Santacruz - West, Mumbai - 400054.)
13. Mrs. Shrikanth & Co. a Partnership)
having its office at 12, N.C)
Kelkar Road, Dadar, Mumbai - 400028) Defendants



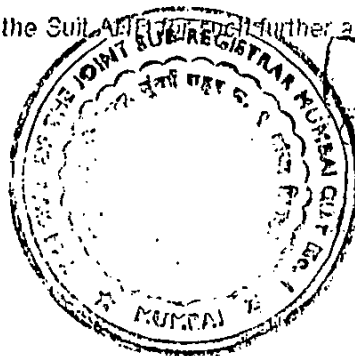
CORAM: SMT. NISHITA MAHATRE, J.

(Vacation Judge)

DATE: 16TH May, 2001.

The Plaintiffs pray that this Hon'ble Court be pleased to declare that Plaintiff are entitled to conveyance in respect of the property bearing C.S.No.235 of Mahim Division admeasuring about 1489 sq. yards situated at Hannali Tank Road, Woolen Mill Lane, Dadar, Mumbai along with Defendant No.13 in respect of the property bearing C.S. No.235 of Mahim Division admeasuring about 911 sq. yards situated at Hannali Tank Road Woolen Mill Lane, Dadar, Mumbai and with declaration that Plaintiffs having undivided right, title and interest in property more particularly described firstly in Exhibit 'B' to the Plaint and shown on plan in Exhibit 'C' to the Plaint by Red Colour which is in their possession and occupation AND that the 1 to 13 Defendants be ordered and decreed to sign and execute all such powers, deeds, documents, conveyances, forms and applications as may be necessary and to take such steps and do or perform such acts, things and deeds as may be necessary for effectively conveying the suit property more particularly described firstly in Exhibit 'B' to the Plaint and shown on plan in Exhibit 'C' to the Plaint by Red Colour in favour of the Plaintiffs and/or their nominees AND that this Hon'ble Court pleased to issue a permanent injunction restraining the Defendants, their servants, agents and employees from dealing with and/or disposing of the suit property more particularly described first in Exhibit 'B' to the Plaint AND for interim reliefs in terms of prayers (C) AND for costs of the Suit AND for such further and other reliefs as the nature

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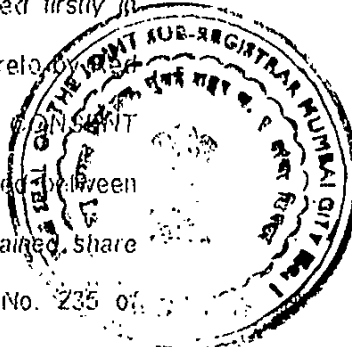
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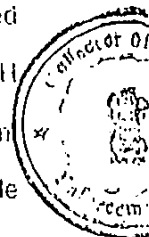
circumstances of the case may require AND THE SUIT being this day
 called for hearing and for disposal AND the Plaintiff and Defendants
 appearing by their respective Advocates Attd at this stage consent terms
 duly signed by the parties and their respective Advocates tendered, taken
 on record AND THIS COURT BY AND WITH SUCH CONSENT DO TH
 RECORD AND DECLARE that the Parties herein agreed that the
 Plaintiff have undivided but ascertained share, right, title and interest
 in the entire property bearing C.S. NO.235 of Mahim Division bearing Final
 Plot No.12 of T.P.S.No.111 of Mahim area alongwith two structures
 standing thereon occupied by members of Plaintiffs, being A wing and B
 wing admeasuring 1469 sq. yards more particularly described firstly in

Schedule hereunder written and shown on Plan annexed hereto by
 Colour AND THIS COURT BY AND WITH SUCH CONSENT
 DO TH FURTHER RECORD AND DECLARE that it is agreed between
 the Parties that Defendant No.13 have undivided but ascertained share
 right, title and interest in the entire property bearing C.S.No. 235 of



Mahim Division bearing Final Plot No.12 of T.P.S.No.111 of Mahim area
 alongwith two structures thereon occupied by the tenants of Defendant
 No.13 admeasuring 911 sq. yard and more particularly described

Secondly in the Schedule hereunder written and shown on Plan annexed
 hereto and shown by Green Colour AND THIS COURT BY AND WITH
 SUCH CONSENT DO TH RECORD AND DECLARE that the Defendant
 No.13 agrees that they shall not enclose the common way of 12 foot wide
 road in any manner whatsoever and/or grant Plaintiffs right of way of 12
 foot wide road as shown on Plan by Brown colour AND THIS
 COURT BY AND WITH SUCH CONSENT DO TH FURTHER ORDER

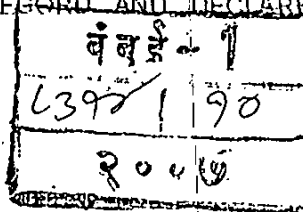
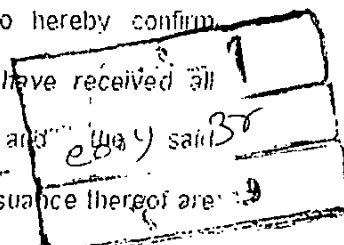


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AND DECREE that Defendant No.1 to 8 do hereby convey the said property more particularly described in the Schedule hereunder written to Plaintiffs and Defendant No. 13 in proportion to their respective share stated in the Schedule hereunder written AND THIS COURT BY AND WITH SUCH CONSENT DO TH FURTHER RECORD that Defendant No.1 to 8 do hereby declare that they are the only legal heirs of Hajrabai Abdul Gani Fatehmohamed, Memunabai Suleman AND THIS COURT BY AND WITH SUCH CONSENT DO TH FURTHER RECORD that Defendant No.9 to 12 do hereby declare and confirm that they are the only legal heirs of Chandrakant Dalvi and they and each of them do confirm that Defendant No.1 to 8 having conveyed the said property more particularly described in the Schedule hereunder written in favour of the Plaintiff and Defendant No.13 AND THIS COURT BY AND WITH SUCH CONSENT DO TH FURTHER RECORD that it is agreed between the Parties hereto that Plaintiff and Defendant No.13 have full right and absolute authority to deal with their respective portion or part thereof without each others consent or permission AND both the Plaintiff and Defendant No.13 hereby give each other unequivocal consent to deal with and/or manage their respective portion in their respective possession AND THIS COURT BY AND WITH SUCH CONSENT DO TH FURTHER RECORD AND DECLARE that Defendant No.1 to 12 do and each of them do hereby confirm agree that they and/or their predecessor in title have received all consideration in Agreement dated 19th June, 1975 and the said agreement and all other documents executed in pursuance thereof are binding upon them AND THIS COURT BY AND WITH SUCH CONSENT DO TH FURTHER RECORD AND DECLARE that the





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Defendant No. 1 to 42 confirm that all the documents signed by the Defendant No.1 to 42 in favour of Defendant No.13 are valid subsisting and binding on them AND THIS COURT BY AND WITH SUCH CONSENT

DOETH FURTHER RECORD AND DECLARE that it is agreed, declared and confirmed between the parties that the suit be decreed in aforesaid

terms AND THIS COURT BY AND WITH SUCH CONSENT DOETH

ORDER that the Decree to Operate As Conveyance AND THIS COURT

BY AND WITH SUCH CONSENT DOETH ^{FURTHER} ORDER AND DECREE that

Stamp duty and registration charges of said Decree shall be borne and

paid by Defendant No.13, however, the Plaintiffs hereby irrevocably

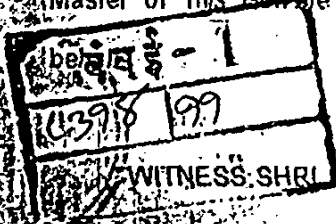
authorise Defendant No.13 to collect refund of Court Fees if any towards

their shares in Stamp Duty and registration charges AND THIS COURT

DOETH LASTLY ORDER that one half of the institution fee paid on the

Plaint herein be repaid to the Plaintiff and the Prothonotary and Senior

Master of this Hon'ble Court do issue the necessary Certificate in that



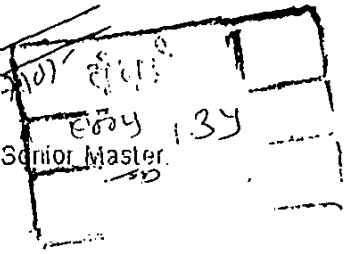
WITNESS: SHRI HISHESHWAR PRASAD SINGH, Chief Justice a

Bombay, aforesaid, this 16th day of May, 2001.



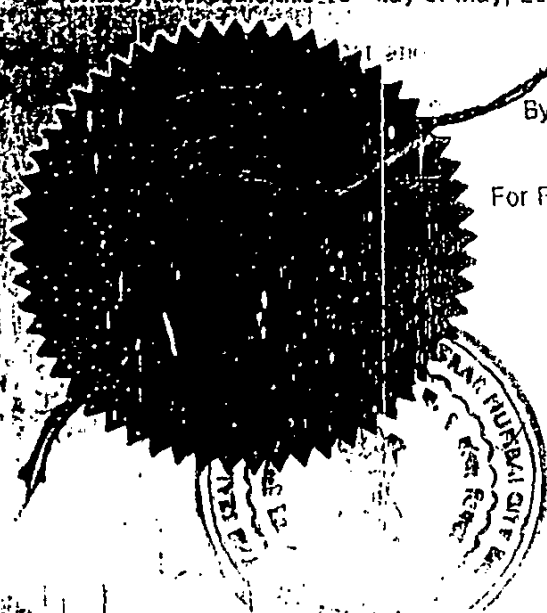
By the Court,

For Prothonotary and Senior Master.



Scaler

This... 12th day of July... 19 2001

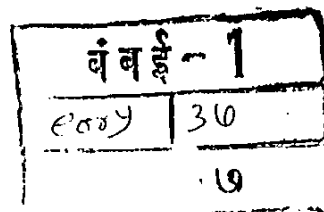
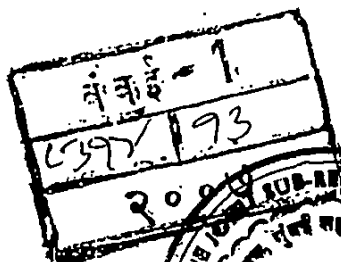




SECONDLY

DESCRIPTION OF THE PROPERTY IN POSSESSION OF
DEFENDANT NO.13.

ALL THAT piece or parcel of pension and Tax (Redeemed) land or ground together with meausages tenements or dwelling houses standing thereon situate lying and being at Junction of Hannali Tank Road or Woolen Mills Lane outside the fort, in the Registration District and Sub-District of Bombay City and Bombay Suburban now in Greater Bombay, containing by admeasurement 911 sq. yards i.e. 761 714 square meters and registered in the Books of Collector of Land Revenue under Old No.155, 156, 488 and 517, New No.3673, Old Survey No. Nil New Survey No.2/1422 and assessed by the Assessor and Collector of Municipal Rates and Taxes under 'G' Ward Old Nos. 3728 (1) 3728 (2) 3738 (3) 3738 and New No. 3729 (1) (2) and (4) and 3728 (3) and Old Street Nos. 89, 89A, 89B and 90 New Street Nos. 303, 305 A, 307, 311, 311, 311A 313 etc. and 73, 73 A, 73F and 303(a) 303 (b) and bearing Cadastral Survey No.235 (part) of Mahim Division of the City of Bombay bearing Final Plot No.12 (Part) Town Planning Scheme No. III of Mahim Area

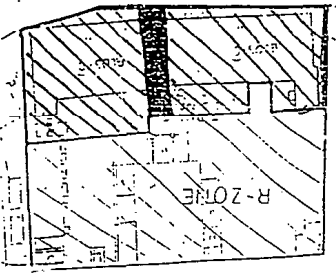


SITE PLAN (AS PER CITY SURVEY SHEET)



1000
12/12/22
1-1-1

60-0 J. K. SAVANT MARG
KELKAR ROAD



R.M.

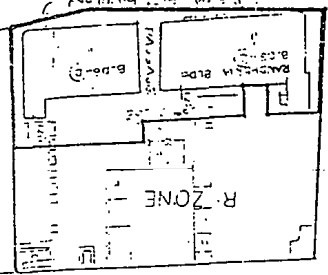
11/7/10

SITE PLAN (AS PER CITY SURVEY SHEET)



1000
12/12/22
1-1-1

90-0 WIDE
60-0 J. K. SAVANT MARG
WOOLEN HILL LANE



R.M.
MARKET

11/7/10

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

Page 1 of 1

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 12853

Receipt Date : 09-JUL-07

Received From : M/S SHRINATH & CO

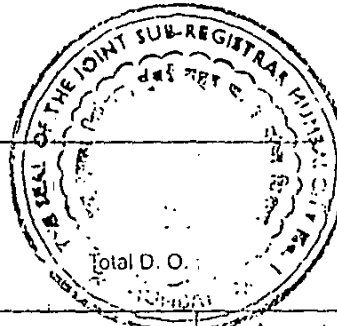
On Account of :

ADJ. STAMP DUTY AND FEE

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (in Rs.)
PO	679042	09-JUL-07	INDIAN BANK (INB)	0	579,620.00

DELIVERED

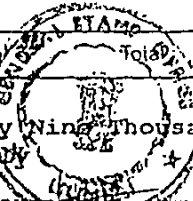


Case No. :

Lot No. : SDE/NEW/115/07 Lot Date :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
			₹ 500/-	1
			₹ 100/-	397
			₹ 20/-	99

DELIVERED



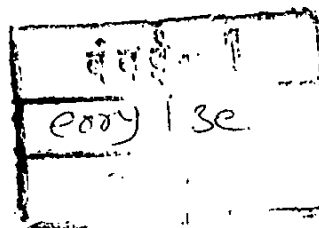
Rs. 579620

Rupees: Five Lakh Seventy Nine Thousand Six Hundred Twenty only

Cashier / Accountant

SHEKAR Signature / Designation

Note : At the time of Registration, please produce the original receipt before the Sub-Registrar.



NOT TRANSFERABLE

Receipt Date : 09-JUL-07

On Account of: **ADJ. STAMP DUTY AND FEE**

Counter No. CNT-2

Amount
(In Rs.)

180,670.00

Case No. :

SDE/NEW/1.15/ 07

Lot No. :

Lot Date :

Total D. O.

Sr. No

Description of Stamps /
Franking

Quantity

Denomination

Amount.
(in Rs.)

DELIVERED

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Total :

180,670.00

Rs. 180670

Rupees One Lakh Eighty Thousand Six Hundred
Seventy only

Cashier / Accountant

Sub-Registrar.

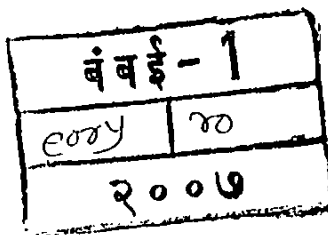
Registration, please produce the original receipt before the

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In replying please quote No. and date of this letter.

CERTIFIED TRUE COPY:

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

22 NOV 2000

No. EB/CE/ 3072/US 1A/ 31 1975 - 1976

Municipal Office.

MEMORANDUM

Smt. Hajrabai Abdul Gani, 124, Victoria Road, Byculla, Bombay-27, C/o. Shri M.K. Kalkar, Architect.

With reference to your Notice, letter No. 3237 dated 29-5-75 197 and delivered on 29-5-75 197 and the Plans, Sections, Specifications and Description and further particulars and details F.P. No. 12, T.P. Scheme No. III, Mahim.

furnished to me under your letter, dated 29-5-75 197 I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up-to-date, my disapproval thereof by reason that

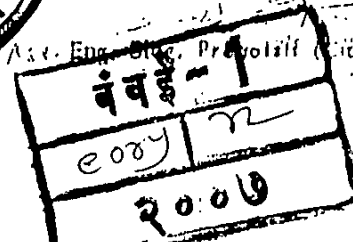
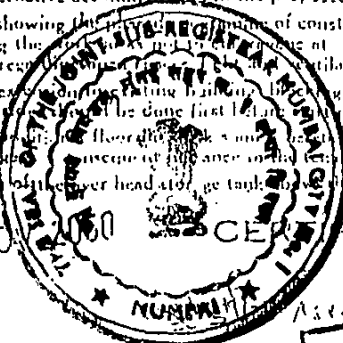
- That the structural design and calculations for the proposed work are not submitted.
- That the Maharashtra requirements of building bylaws 4(a), 5(a) and 5(c) will not be complied with.
- That the requirements of bylaws 36 and 37 will not be complied with.
- That some of the passages and lobbies will not be properly lighted and ventilated.
- That the certificate under Section 270-A of the Bombay Municipal Corporation Act for Hydraulic Engineer regarding efficiency of water supply will not be obtained and submitted.
- That some of the drains will be laid internally.
- That the proposed work will contravene Section 261A(n) of the Bombay Municipal Corporation Act.
- That the open spaces and parking spaces will not be properly paved (with broken glasses underneath at the rate of 4 cft. per 100 sqft. of paved area), sloped and drained.
- Carriage entrance will not be provided.
- Terrace will not be properly water proofed and sloped.

Notes :-

- No work should be started unless the structural design is approved.
- No work should be started unless the existing structures proposed to be removed are removed.
(This Intimation of Disapproval is given exclusively for the purpose of enabling the party to proceed further with the arrangements of obtaining 'No Objection' from the Housing Commissioner under Section 13(n)(1) of the Rent Act, and in the event of party's proceeding with the work either without an intimation about the disapproval the work under Section 347(1) n.a. on the starting the work without removing the structures proposed to be removed, shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 25 of the Maharashtra Regional Town Planning Act (12 of Town Planning Act) shall be withdrawn).
- Temporary sanitary accommodation on full flushing system shall be provided on site for workers before starting the work.
- Necessary hoarding/compound wall shall be provided constructed along the road side. No materials should be kept on the road or footpath.
- A certified copy of the approved plans should be exhibited on site.
- The demarcation of the road line should be got done in consultation with the Survey Department.
- In case of extension to the existing building, blocking of windows of rooms deriving light and air from other sides, should be done first before starting other work.
- Dust bins of the size 1/4 Gt per tenement should be provided in the building.

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house & store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structure for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workmen before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date on which the proposed construction work is taken in hand that the water from wells existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stacked in front of the property. The scaffoldings, bricks, metal, sand, props debris, etc., should not be deposited over foot-paths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the owner in obviating all the objections is approved by the Department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office. Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- (11) The application for sewer street connection, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 34 of the Bombay Municipal Corporation Act and all the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water in advance before commencing the work and should be completed to the satisfaction of Municipal Commissioner including asphalted foot-paths and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below ground level.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding, before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished, are demolished.
- (20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(II) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 34(1)(ii) or your commencing the work without removing the structures proposed to be removed the act shall be taken as severe breach of the conditions under which this intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiation with the tenants, under the circumstances, the work as per approved plan should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plan in respect of existing or rehousing the existing tenants on your estate, their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the nature of construction has to be duly approved by this office before starting the work and not to be carried out at any stage of construction, the demolition of existing structures and the construction of new structure.
- (22) In case of existing building having windows of existing windows of rooms requiring light and air from other side, it should be done first before starting the work.
- (23) In case of existing building having floors and roof which will cause rain water leakage, it should be done before or during monsoon which will cause rain water leakage.
- (24) The bottom of the sewer head should be taken up to the finished level of the terrace shall not be more than 1 metre.

22 NOV 1960



- (25) The work should not be started above first floor level unless the No Objection Certificate from Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the sashis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates on hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover, in one piece, with locking arrangement provided with a bolt and nuts screwed on tightly serving the purpose of a lock and the warning pipes of the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be curved and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and not to the use of plain glass for coping over compound wall.
- (32) (a) Ladders should be provided as required by Bylaw No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window openings.
(c) The drains should be laid as required under Section 234-1 (a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

Handwritten signature
A.E. Bhatia
19/11/32

Executive Engineer, Building Projects
Zone - C - Ward 7

Plans & Comm. Agreement Certificate renewed for further period of one year from 1/6/36 to 1/6/37 originally approved under P.M. 8022-1A on 12/2/35.

Handwritten signature
Executive Engineer,
M.C.C. Proposal (City)
copy to



Handwritten notes:
Reviewed with plans
Approved copy
2/7

Plans & Comm. Agreement Certificate renewed for further period of one year from 1/6/36 to 1/6/37 originally approved under P.M. 8022-1A on 12/2/35.

व. नं. - 1	1377	92
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व. नं. - 1	1377	92
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(4) The conditions of the Certificate shall bind not only the applicant but also his heirs, executors administrators and assigns and every person deriving title through or under him.

Sec. 13 of the Public Health Act, 1894, shall apply to the said building and on behalf of the Local Authority the Municipal Corporation for Greater Bombay.

Executive Engineer building Proposals (City)
for Municipal Commissioner for Greater Bombay.

Ind. 9.x.74

1720: & Commencement Certificate removed for further
period of one year from 22.12.73 to 22.12.74. Original
removed under No. 44/3072-1A on 22.12.73

Executive Engineer
Bldg. Proposa (City)

1720: Commencement Certificate removed for further
period of one year from 22.12.73 to 22.12.74. Original
removed under No. 44/3072-1A on 22.12.73

Executive Engineer
Bldg. Proposa (City)

विवरण - 1
2004/2
2004



1398.29
2004

No. EB/8072/A

To
Shri H.S. Sawant, Architect
Shapna Safalya,
New Prabhadevi Road,
Bombay-25.

Date: 13.1.70

Sub:- Proposed building on P. No. 12 T.P. Scheme-III
Part occupation.

Sir,

WITHOUT PREJUDICE

By the directions I have to inform you that this office has no objection to allow your clients to occupy the building upto floor. The phase of the building subject to the following conditions:-
1) The conditions C, D, J and notice of intimation of Disapproval letter No. EB/8072/A of 2.7.76 should be complied before applying for further occupation or building completion certificate whichever is earlier.

2) The keys in duplicate of the room on 1st floor of the building which has to be allotted as an alternative accommodation for the tenant who is not at present prepared to shift to a new building should be handed over to the Corporation. The tenants should not be allowed to be occupied by anybody else force should be kept under watch and ward by the owner.

3) The structure which has been constructed and should be demolished immediately and report of compliance should be submitted.

4) The amended plans as per works carried out should be submitted and got approved from this office within 6 months of receipt hereof.

5) The paving and compound wall should be constructed within 6 months from the date of occupation. Amount of Rs. 3,000/- should be deposited in this office as compliance of the above.

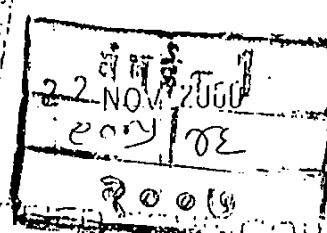
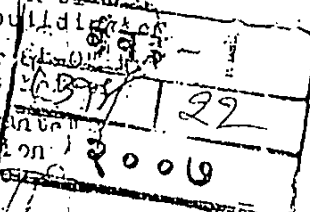
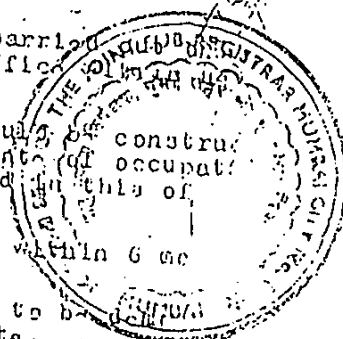
6) The lifts should be commissioned within 6 months of receipt hereof.

7) The structure which are proposed to be demolished within 2 months from this date.

8) The certificate under section 270-A of the Act should be submitted before building is completed.

9) The site should be made clear of all obstructions and flooring within 10 days from the receipt of the above.

This is to certify that the right of Corporation to take any action under section 353-A and forfeiture of the above conditions are not complied with.



CERTIFICATE

Eng. Bldg. Proposals (C)

13.1.70.

No. EB/8072/A of 13.1.70
1) H.G.C/North for information
2) H.G.C/North (3) A. C/Eng
3) P.S. (V) (7) Owner.

13.1.70.

That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves of the roof on the public street.

(15) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your approving your intention as to obviate the before mentioned objections and meet the requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the

15th day of July 1976, but not to so to contravene any of the provisions of the said Act, as amended or of any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

Assistant Engineer:
Building Proposals-IV.

Executive Engineer, Building Proposals.
Zone I, Ward.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 the Commissioner has fixed the following levels:—

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be—

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street.

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within the boundaries of the building.

"(c) Not less than 92 ft. () metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act where by the person in charge of a property is required to give notice of erection of a new building or occupation of a building to the Municipal Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Failure to comply with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the property will be liable to be revised under Section 167 of the Act from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting a completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation, and to levy penalty for non-compliance under Section 471, if necessary.

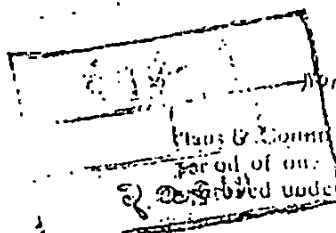
(6) Proposed date of commencement of work should be communicated as per requirements of Section 357(1)(a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

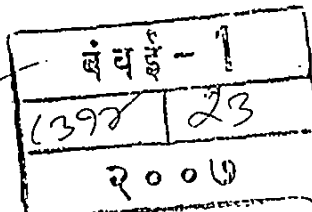
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate then in force as fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

mbg./2.7.76.
Plans & Commencement Certificate renewed for further period of one year from 2/8/76 to 2/8/77, originally approved under No. 131/80/2-1A on 2/8/76.



Executive Engineer,
Building Proposals (City)



Executive Engineer,
Bldg. Proposals (City)

233

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EB/8072/A / Ex. Eng. Bldg. Proposal Z. - I.
'E' Ward Municipal Offices,
'3rd floor, 10 - Sk. Mahzuddin Marg,
Byculla, Bombay - 8.

To
Shri M.K. Kalkar, Architect,
269, Dr. D.N. Road, Reliance
Building, 3rd floor,
Bombay-1.

Plans & Commencement Date (19/11/76) for further
period of one year from 19/11/76 to 18/11/77 originally
approved under No. EB/8072/A on 27/7/75.

Approved by
Executive Engineer
Building Proposals (City)

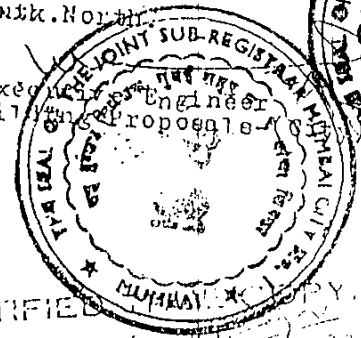
Sub :- Proposed building F.P. No. 12, T.D.
Scheme III, Mahim.

Sir,
Ref :- Your amended plans of 19-11-1976.
This office has no objection to your amended
plans subject to the conditions of this office
intimation of Disapproval of even No. dated 27-7-75.
One copy set of plan is returned herewith
as a token of approval.

Yours faithfully,

Executive Engineer
Building Proposals - (City).

- Copy to :- (1) Owner - C/o. Architect.
(2) A.E. (B.&P.) G/Smtk. No. 11.



22 NOV 2000

CERTIFIED

Ex. Eng. Bldg. Proposals (City)

बंबई-1
(397128)

महाराष्ट्र सरकार
महाराष्ट्र शासन (१२०)

MS
No. 725389

कार्यकारी सचिव

मुंबई नगरपालिका

दिनांक २९/१२/२००७

सो/संज्ञा ३०५२/२००७

संज्ञा ३०५२/२००७ - मजदुरी, मजदूर पुरस्कार

३२-३०५२/२००७ - मजदुरी, मजदूर पुरस्कार

३२-३०५२/२००७ - मजदुरी, मजदूर पुरस्कार

रक्कन नं. (अक्षर) ३०५२/२००७

पत्ते (अक्षर)

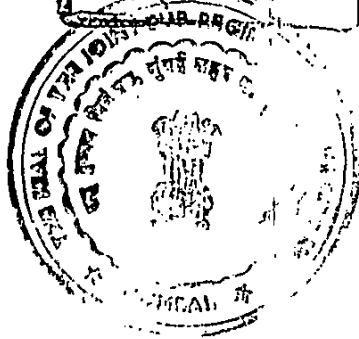
नमूना १०००/२००७

वर्क-१	
०००५	४०
२००७	

१) के. वि. का. मजदूर पुरस्कार
BOMVIA/2797 (मजदूर पुरस्कार)
२) के. वि. का. मजदूर पुरस्कार
BOMVIA/2797 (मजदूर पुरस्कार)



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PP-171-77-15,00/00

Municipal Corporation of Greater Bombay

वृहत्संपद महानगरपालिका

GEN-162 / W. 1978

No. BB/8072/A

Ex. Eng. Bldg. Proposals-Z-1
"E" Ward Municipal Offices,
3rd Floor, 10-Sk, Hafizuddin Marg,
Deyulla, Bombay-400 008.

Dated: 15.3.1978.

To:

M/s. Savant & Associates,
C-5 Swapna Safalya
Cleave Land Road,
New Prabhadevi,
Bombay-25.

Sub: Proposed building on final plot No. 12 T.P.S. III
Mahim Bulliwell Garden.

Sirs,

Ref: Your letter dated 21.1.78.

This office has no objection to carry out the work as
per amended plans submitted by you subject to the conditions of
this office Intimation of Disapproval letter No. BB/8072/A of
12.7.78. One copy of plan is returned herewith as a token of
approval.

Yours faithfully,

Executive Engineer
Building Proposals (City).

22 NOV 2000

CERTIFIED TRUE COPY

No. BB/8072/A of 15-3-78
Copy to: 1) Owner (2) W.O. North.



(398/22
2000

वृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलनाखाते

सह मजला, मुख्य इमारत, मालमालिका मार्ग, मु. ४०० ००२.

संकेतस्थळ : www.mcgm.gov.in

मालमालिका कराचे देयक

सहाय्यक करनिर्धारक व संकलक

सहाय्यक करनिर्धारक व संकलक	सहाय्यक करनिर्धारक व संकलक	सहाय्यक करनिर्धारक व संकलक	सहाय्यक करनिर्धारक व संकलक
18370	GN0704280180000	-	2007-2008

(सहाय्यक करनिर्धारक व संकलक)

"G/No. 111 Ward", Agricultural Office, Main Road, Handichandha Nucleus, Behind Police Station, Dadar, Mumbai 400 028

SWATI MANOR
CO OP HSG SO LTD, N C KELKAR ROAD DADAR, MUMBAI 400

46

सहाय्यक करनिर्धारक व संकलक, इमारतीचे नाव / विंग, सी.टी.एस. नं. / प्लॉट नं. / गांधी मार्ग, मार्ग नं. / गांधी मार्ग, विंग, नं.

18370, 1A/78A WOOLEN MILL LANE HOUSE WITH DETACHED GARAGES SWATI MANOR A BLDG. MUMBAI

ABDUL QANI FATEH MOH D MEMUNABAI SULEMAN,

प्रकार / करनिर्धारण दिनांक	प्रकार / करनिर्धारण दिनांक	प्रकार / करनिर्धारण दिनांक	प्रकार / करनिर्धारण दिनांक
52825	52825	52825	52825
0	0	0	0
29375	29375	29375	29375
23450	23450	23450	23450
50612	50612	50612	50612

कर / Tax	कर / Tax	कर / Tax	कर / Tax
7924	7924	7924	7924
0	0	0	0
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1836	1836	1836	1836
2931	2931	2931	2931
0	0	0	0
0	0	0	0
1102	1102	1102	1102
1759	1759	1759	1759
3170	3170	3170	3170
881	881	881	881
1407	1407	1407	1407
352	352	352	352
132	132	132	132
3062	3062	3062	3062

25456

4716269

मुद्रासाठी केंद्रावर स्विकारले जाईल
मालमालिका नवीन क्रमांक नमुद करावा
मदतीसाठी २४ तास राहताळ सेवा दुरुवणी क्र. २०९८
आपल्याकडून वारंवार येणारे केंद्र-संकेत- २२६९४०३३

करनिर्धारक व संकलक (प्र.)

सहाय्यक करनिर्धारक व संकलक

सहाय्यक करनिर्धारक व संकलक

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सहाय्यक करनिर्धारक व संकलक

सहाय्यक करनिर्धारक व संकलक

RECEIPT NO.: 0290891

BRIHANMUMBAI MAHANAGARPALIKA

Assessment and Collection Ward WARD G/N CFC

Assessed's Name : HAJARABAI ABDUL GANI FATEH MOH D
MEMUNABAI SULEMAN,
THE SECY SWATI MANOR

Window Ref. No. : CCOUNTER 7
Receipt No. : 2007ACR00018065
Date : 12-08-2007
Prop. No. : 00288970
SAC No. : GN-07-0429-01-0-0000

1 of 1 Receipts

Bill No.	Bill Date	Tax Amt.	Total Amt.	Chq. Dt.	Chq. No.	MICR Code	Costs/Chq Amt.
ND+W.Fee+M.Prntly+G.Prntly+D.F.			Due				
2007108103257360	01-04-2007	25456		12/08/2007	120303	400063014	25456
0+0+0+0+0							

Total : 25456
In Words : Twenty-Five Thousand Four Hundred Fifty Six Only
Total Receipt : 25456
Full Payment

CRC : aa.baviskar
Printed on : 12/08/2007 12.22 PM

Remark

Cheque Received Subject to Realisation.

2007
12-08-2007
1

Name of Applicant: SHIRLEY OWEN
 Date of Application: 7/25/91
 Fee received: \$5.00
 Reference to: 1580 10/20/91
 Date of issue: 3/27/91

Rectangular "11" tablets cover entry deleted.
 Re: This is a true copy of the extract of C.S. Register which forms part of this office record
 and the area of the property referred to therein is 1736.11 Sq. meters.
DE. JESSEWORTH HAMPDEN INTER. ST. POINT DISTRICT, ss. also, D.H.I.
 which has been supplied with the original record and found correct.

[Handwritten signature]



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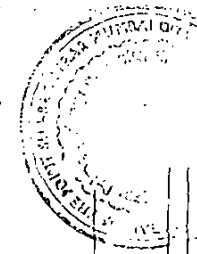


Survey of India
Bangalore
Page No. 11

RECEIVED SURVEY OF INDIA
Bangalore
Page No. 11

THE SURVEY OF INDIA
Bangalore
Page No. 11

1. Serial No.	2. Date of Survey	3. District	4. Sub-District	5. Taluk	6. Village	7. Section	8. Sub-Section	9. Plot No.	10. Description of Plot
100	1987	Chitradurga	Chitradurga	Chitradurga	Chitradurga	Chitradurga	Chitradurga	100	100



11. Date of Survey

12. Date of Survey

13. Date of Survey

14. Date of Survey

15. Date of Survey

16. Remarks

17. Remarks

18. Remarks

19. Remarks

20. Remarks

21. Remarks



22. Remarks

23. Remarks

24. Remarks

25. Remarks

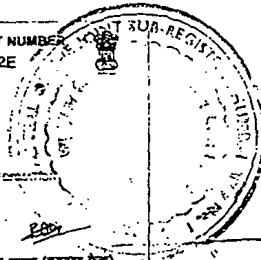
विवरण-1	55	2000
कोड	55	2000



वर्ग श्रेणी / PERMANENT ACCOUNT NUMBER
AAGFS8642E

नाम / NAME
SHREENATH & CO

प्रमाणित की तिथि / DATE OF INCORPORATION
20-11-1983



अभिज्ञान अधिकारी (कंप्यूटर क्षेत्र)
Commissioner of Information (Computer Operations)

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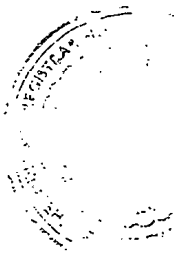
भारतीय विदेश
संबंधीय विभाग
भारत सरकार
GOVT. OF INDIA

ANIL RAMAKRISHNAN KADAM
FACILITATION DIVISION

10/09/1972
APKPK53280



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बंदी - 1
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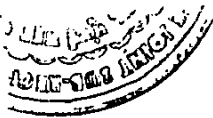




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NOT TRANSFERABLE
नान्तरणीय
For and for more than six months

REGISTRAR
MUMBAI CITY

REG. NO. - 400 128
CAOAR, MUMBAI - 400 026

(1075 10000031)

EX-20011

Thirty thousand only.

JOINT SUB-REGISTRAR MUMBAI CITY 11**

RECEIVED
MUMBAI PAYMENT ORDER

DATE 10/07/2007



IN ORDER OF OR ORDER

***50,000.00**

RECEIVED BY THE JOINT SUB-REGISTRAR, MUMBAI CITY

18314/2007

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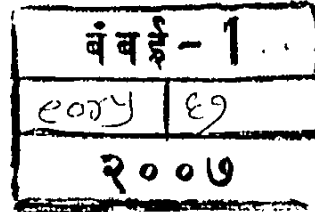
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MANVI HOLDINGS PVT. LTD.

169, JOHARI BAZAR, JALGAON - 425 001 (M.S) INDIA. TEL.: 91 257 2226681, 82, 83. FAX : 91 257 2226482



TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF THE DIRECTORS HELD 3rd JULY, 2007 AT REGISTERED OFFICE OF THE COMPANY.

RESOLVED THAT, with a view to increase the operations, the company may purchase premises at C.S. No. 235, Plot No. 12, Mahim Division, Mumbai.

RESOLVED FURTHER THAT Shri Manish I. Lalwani, Director of the company be and is hereby authorised to enter into negotiation with any person / local authority to purchase said premises for a mutually agreeable consideration.

RESOLVED FURTHER THAT Shri Manish I. Lalwani, Director of the company be and is hereby authorised to enter in to agreement, sign, execute document(s) for the purpose with the owner (s) of the premises on behalf of the company for the said purchase.

RESOLVED FURTHER THAT, Shri Manish I. Lalwani, Director, be and is hereby authorised to complete the formalities and to execute the required documents in favour of the said owner(s) for the said purpose.

ON BEHALF OF BOARD OF DIRECTORS

DIRECTOR.



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प्रा. (3) लक्षण
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प्रा. (4) लक्षण

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MANAGER'S CHEQUE

VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Ref. No. 084120035746

DATE 17/08/2007

PAY JOINT-SUB REGISTRAR MUMBAI CITY I

OR ORDER

RUPEES THIRTY THOUSAND ONLY.

Rs.

30,000.00

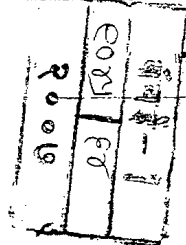
For HDFC BANK LTD.

HDFC BANK LTD.

MUMBAI - DADAR

MUMBAI - 400014

AUTHORISED SIGNATORIES



038246 4002400201 9999911 12

18/08/2007

दुय्यम निबंधकः

4:39:10 pm

मुंबई शहर 1 (फोर्ट)

दस्त गोषवारा भाग-1

ववइ1

दस्त क्र 9045/2007

६५)

दस्त क्रमांक : 9045/2007

दस्ताचा प्रकार : अभिहरतांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगरक्षाचा तसा

1 नाव: मानवी होल्डींग प्रा लि चे संचालक मनीष ईश्वर जैन

लिहून देणार

पत्ता: घर/प्लॉट नं: -

वय 34

गल्ली/रस्ता: 169 वालाजी पेठ

सही

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: जळगांव

शहर/गाव: -

तालुका: -

पिन: -

पिन नं:

2 नाव: श्रीनाथ अँड कंपनी के भागिदार जितेंद्र एम शमा

लिहून देणार

पत्ता: घर/प्लॉट नं: 133 मंदमणी

वय 61

गल्ली/रस्ता: वीआरटी कॉटेज समोर

सही

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: माटुंगा संतर

शहर/गाव: मुंबई

तालुका: -

3 नाव: श्रीनाथ अँड कंपनी के भागिदार जयश्री जे शहा

लिहून देणार

पत्ता: घर/प्लॉट नं: वरीलपगणे

वय 50

गल्ली/रस्ता: -

सही

ईमारतीचे नाव: -

ईमारत नं: -

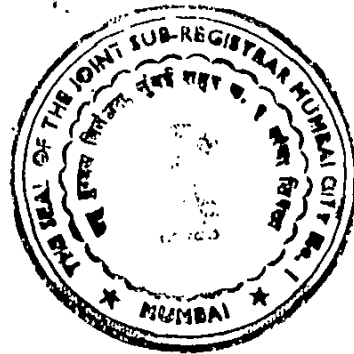
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पिन: -

पिन नं: -





दस्त गोपवारा भाग - 2

ववड

दस्त क्रमांक (9045/2007)

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दस्त क्र. [ववड-9045-2007] चा गोपवारा
गाजार-मुल्य : 96000000 गोवदला 96000000 गरलेले मुद्रांक शुल्क : 48000000

दस्त हजर केल्याचा दिनांक : 18/08/2007 04:30 PM
निष्पादनाचा दिनांक : 18/08/2007
दस्त हजर करणा-याची राही :

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दस्ताचा प्रकार : 25) अगिहरतांतरणपत्र
शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/08/2007 04:30 PM
शिवका क्र. 2 ची वेळ : (फी) 18/08/2007 04:32 PM
शिवका क्र. 3 ची वेळ : (कमुली) 18/08/2007 04:37 PM
शिवका क्र. 4 ची वेळ : (ओळख) 18/08/2007 04:38 PM

दस्त नोंद केल्याचा दिनांक : 18/08/2007 04:40 PM

ओळख :
खातीत इशम असे निवेदीत करतात की, ते दस्तऐवज करून देणा यांना जव पेशा जाळकात,
य त्यांची ओळख पटवितात.

1) जिग्नेश जितेंद्र शाहा , घर/फ्लॅट नं: 1204 Y
गल्ली/रस्ता: भाऊ दाजी एवरा. रोड
ईमारतीचे नाव: मिडारा

ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: सायन पू मुं
तालुका: -
पिन-22

2) देवेंद्र के कोठारी - घर/फ्लॅट नं: 575 मी सायन निवास
गल्ली/रस्ता: वी एन रोड
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: माटुंगा
शहर/गाव: मुं
तालुका: -
पिन: 19

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Devendra Kothari

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द. निवृत्तीकाली राही
मुंबई शहर (फोटो)



प्रमाणित करण्यात येत की थप
इशमधो एकूण. ६६ पाते आहेत
दुस्तक क्रमांक १ नंबर- १ ६०४५/२००७ Y
नोंदला १८/०८/२००७
देवाक: *Handwritten signature*

रात देवाक निवृत्तीकाली राही
राणीची मुद्रावली नोंदण्यासाठी
निवृत्तीकाली राही प्रमाणित

447
459

SCC/0002/007
18/01/7

DATED THIS DAY OF 2007

SHREENATH & COMPANY .. VENDORS
AND
MANVI HOLDINGS PRIVATE LIMITED
.. PURCHASERS

9045
18/08/07

DEED OF CONVEYANCE