



Thursday, June 02, 2011
12:29:05 PM

Original
नॉदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4506

गावाचे नाव कांनूर

दिनांक 02/06/2011

दस्तऐवजाचा अनुक्रमांक वदर13 - 04498 - 2011

दस्ता ऐवजाचा प्रकार

अभिहस्तांतर पापत्र

DELIVERED

सादर करणाराचे नाव: मेसर्स जे. ए. मेटलटेक प्रा. लि. तर्फे संचालक श्री. हर्षद मेहता -

नॉदणी फी	: -	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	: -	2400.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (124)		
एकूण रु.		32480.00

आपणास हा दस्त अंदाजे 12:43PM ह्या वेळेस मिळेल


दुष्यम निबंदक
सह दु.नि.का-कुर्ला 3

बाजार मूल्य: 107426500 रु. मोबदला: 700000000 रु.

भाडेले मुद्रांक शुल्क: 5371500 रु.

सह. दुष्यम निबंदक
कुर्ला-3 (वर्ग-2)

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बीओबी, गोवंडी;

डीडी/धनाकर्ष क्रमांक: 903364; रक्कम: 30000 रु.; दिनांक: 02/06/2011

DELIVERED

१) शासन परिपत्रक क्रमांक.२०००/१४/प.क.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND
FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071

M/S. J A METALTEC PVT LTD.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

ADJ FEE

Receipt No.:

Receipt Date: - 93

Received From :

On Account of :

Mode of Payment DD/PO/CHQ/ RBI-Challan No. Date Bank Name & Branch Area Code Amount (In Rs)

CASH

Rs.100

ADJ/1412/11/K

Case No.:

Lot No.:

Lot Date :

Hearing Date on :

25/06/2000

Sr. No. Description of Stamp Quantity Denomination Amount

Rs. 100.00

ONE HUNDRED ONLY

Total

Rs.

Rupees :

FOR COLLECTOR OF STAMPS, KURLA

NEW ADM. BLDG. R.C. MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 047130

RECEIPT FOR PAYMENT TO GOVERNMENT
M/S. J A METALTEC PVT LTD.

NOT TRANSFERABLE 01/Jun/2011

Receipt No.: STAMP DUTY

Receipt Date :

Received From:

On Account of :

Article-25(1)	
बदर -- १३	
००६६	2

Mode of Payment DD/PO/CHQ/ RBI-Challan No. Date Bank Name & Branch

20 Apr 2011 Amount (In Rs)

P.O 903289 1/6/11 BANK OF BARODA GOVANDI

Rs.900000

ADJ/1412/11/K

Case No.:

Lot No.:

Lot Date:



Sr. No.	Description of Stamp	Quantity	Denomination	Amount

Rs. 900000.00

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

Rs.

Rupees :

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक. २०००/९४/प्र.क्र. २५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND
FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 047131

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

M/S. J A METALTEC PVT LTD.

Receipt No.:

STAMP DUTY

Receipt Date :

Article-25(b)

Received From :

बदर - ९३

On Account of :

१०६६

3

Mode of
Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

२० Arpa
Code

Amount
(In Rs)

P.O 903299

1/6/11

BANK OF BARODA

Rs.900000

ADJ/1412/11/K

DELIVERED
1 JUN 2011

Case No.:

Lot No.:

Lot Date :

Sr. No.

Description of Stamp

Quantity

Denomination

Amount

Rs. 900000.00

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

Rs.

Rupees :

FOR COLLECTOR OF STAMPS, KURLA

NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND
FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 047132

RECEIPT FOR PAYMENT TO GOVERNMENT

M/S. J A METALTEC PVT LTD.

NOT TRANSFERABLE

01/Jun/2011

Receipt No.:

STAMP DUTY

Receipt Date :

Article-25(b)

Received From :

On Account of :

Mode of
Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

Area
Code

Amount
(In Rs)

P.O. 903297

1/6/11

BANK OF BARODA

Rs.900000

ADJ/1412/11/K

Case No.:

Lot No.:

Lot Date :

Sr. No.

Description of Stamp

Quantity

Denomination

Amount

Rs. 900000.00

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

Total

Rs.

Rupees :

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.

Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 047133

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

M/S. J A METALTEC PVT LTD.

Receipt No.:

STAMP DUTY

Receipt Date :

Article-25(b)

Received From :

On Account of :

बदर - १३	
२०९५	५
Area Code	Amount (In Rs)
२०९५	

Mode of Payment

DD/PO/CHQ/

Date

Bank Name & Branch

RBI-Challan No.

P.O 903298

1/6/11

BRANCH OF BARODA
GOVANDI

Rs.900000

ADJ/1412/11/K

Case No.:

Lot No.:

Lot Date :



Sr. No.

Description of Stamp

Quantity

Denomination

Amount

DELIVERED

Rs. 900000.00

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

Total

Rupees :

Rupees :

FOR COLLECTOR OF STAMPS, KURLA

NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 047134

CNT-1 SD - 1961
RECEIPT FOR PAYMENT TO GOVERNMENT
M/S. J A METALTEC PVT LTD.

01/Jun/2011
NOT TRANSFERABLE

Receipt No.: STAMP DUTY

Receipt Date : Article-25(b)

Received From :

On Account of :

बदर - १३	E
००२५	

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
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P.O 903290	1/6/11	BANK OF BARODA	GOVANDI		Rs.900000
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ADJ/1412/11/K

Case No.:

Lot No.:

Lot Date :



Sr. No.	Description of Stamp	Quantity	Denomination	Amount
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Rs. 900000.00

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

Total

Rs.

Rupees :

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B047135

CNT-1 SD - 1962
RECEIPT FOR PAYMENT TO GOVERNMENT
M/S. J A METAL TEC PVT LTD.

01/Jun/2011
NOT TRANSFERABLE

Receipt No.: STAMP DUTY

Receipt Date : Article 25(b)

Received From :

On Account of :

Mode of Payment DD/PO/CHQ/ RBI-Challan No. Bank Name & Branch

2089 Area Code Amount (In Rs)

P.O 903301 1/6/11 BANK OF BARODA
GOVANDI

Rs.871500

ADJ/1412/11/K

Case No.:

Lot No.:

Lot Date :



Sr. No.	Description of Stamp	Quantity	Denomination	Amount
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Rs. 871500.00

At the time of Registration please produce the original receipt before the Sub Registrar.

Total

Rs.

Rupees : FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

H/109 Burke
 Dwyer Stade
 Dwyer A.
 A. Chap
 C. P
 J. S. Chap
 J. S. Chap
 C. P

बदर - १३

representatives, heirs, executors and administrators) of the First Part

AND (1) SMT. CLARA SIMON MENDOSA, (2) MR. ALEX SIMON

MENDOSA, (3) SMT. MONICA F. D'MELLO, (4) MRS. GENEVIA

AUGUSTINE BUTHELLO, (5) SMT. URSALLA P. REMEDIOS, (6)

MR. FELIX SIMON MENDOSA, (7) MR. JOHN SIMON MENDOSA,

(8) MR. MATHEW JOHN MENDOZA and (9) MR. CYRIL JOHN

MENDOZA all of Mumbai Indian Inhabitants hereinafter called

SECOND VENDORS" (which expression shall unless the same be

repugnant to the context or meaning thereof be deemed to mean and

include their respective heirs, executors and administrators) of the

Second Part **AND MR. ABDUL RASHID ABDUL RAHMAN YUSUF**

through his constituted Attorney Mr. Haroun Alim A.R. Yusuf (great

grand son) one of the Executors & Trustees of the estate of Late

Sir Mohammed Yusuf Khot having office at Nhava House, 65,

Maharshi Karve Road, Mumbai 400 002, the Estate Holders of Kanjur

Village, Mumbai Suburban District, Mumbai, hereinafter called **"THE**

FIRST CONFIRMING PARTY" (which expression shall unless the

same be repugnant to the context or meaning thereof be deemed to

mean and include the Trustees of the estate of the Late Sir

Mohammed Yusuf for the time being and their successor or

successors) of the Third Part **AND MR. SYED JALIL REHMAN**

Indian Inhabitant hereinafter called **"THE SECOND CONFIRMING**

PARTY" (which expression shall unless it be repugnant to the

context or meaning thereof be deemed to mean and include, his

heirs, executors and administrators) of the Fourth Part **AND M/S**

SAATATYA TRADING COMPANY, a partnership firm through its

partners Mr. Sahnawas Idrish Khan, Mr. Rajesh Pal and Mr. Nischal

Dinesh Savla, hereinafter called **"THE THIRD CONFIRMING**

बदर - १३

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PARTIES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, their partners for the time being, their successor or successors, their survivor or survivors and the heirs, executors and administrators of last of such survivors) of the Fifth Part **AND M/S. J A METAL PVT. LTD.**, a Company registered under the Companies Act, 1956, having its registered office at 247, Mhatre House, Bernard Road, Chambers, K. D. Road, Govandi, Mumbai 400 088 hereinafter called **"THE PURCHASER"** (which expression shall unless the same 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:

- (i) By and under diverse deeds and documents and ultimately by the deed of Assignment dated 6th July, 1938 registered under No.3376 of 1938 on 16th August, 1938 with the Sub-Registrar at Mumbai Sir Mohamed Yusuf Khot became entitled to the leasehold rights in respects of the revenue Village of Kanjur Taluka Kurla (then Mouje Marole of the then Taluka Salsette Sub-District Bandra) now within the limits of Greater Mumbai in the District and registration Sub-District of Mumbai City and Mumbai Suburban bearing New S. Nos. 1 to 279 and now bearing various C.T.S. Nos.,
- (ii) One Shri Kisan Narayan Adak was in use, occupation and possession of the piece and parcel of lands bearing Chalata Nos. 8 to 13 and 124 to 129 and 139 and 140 of Village Kanjur, Taluka Kurla, Mumbai Suburban District, Mumbai (hereinafter

बदर - १३

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referred to as "the said land") forming part of the said property bearing Survey Nos. 1 to 279 described in recital (i) above,

- (iii) A survey was conducted by the Government, Revenue & Forest Department through the Survey Officers appointed in the year 1964 and for the said purpose of survey, an enquiry was held on 13th June, 1964 in which the said Shri Kisan Narayan Adak and a representative of the Estate Holder i. e. Sir Mohammed Yusuf Khot were present and both of them claimed ownership rights in respect of the said land,

- (iv) The City Survey Officer who conducted the enquiry in respect of the rights of the respective parties, accepted and confirmed the said Shri Kisan Narayan Adak as the holder of the said land and ordered that his name be entered into in the Revenue Records as holder/kabajedar of the said land and the name of Sir Mohammed Yusuf Khot. i.e. the Estate Holder be shown in "Other Rights" Column as claimant,

- (v) In pursuance of the said inquiry, necessary entries were made in the Enquiry Register maintained in respect of the Village Kanjur, Taluka Kurla, Mumbai Suburban District and the name of the said Shri Kisan Narayan Adak was shown as the holder/kabajedar of the said land and the name of the estate holder was shown in "Other Rights" Column and accordingly the Property Register Card was prepared,

- (vi) The said Chalata Nos. 8 to 13 were given Survey No.68, the said Chalata Nos. 124 to 129 were given Survey No.67 (Part) and the said Chalata Nos. 139 and 140 were given Survey

बदर - १३

2099

No.138 and on un-introduction of Survey numbers the said
Chalata No.8 has been given C.T.S. No.608/3, Chalata No.9
has been given C.T.S. No.608/4, Chalata No.10 has been given
C.T.S. No.608/5, Chalata No.11 has been given C.T.S.
No.608/2, Chalata No.12 has been given C.T.S.
Chalata No.13 has been given C.T.S. No.608, Chalata No.14
has been given C.T.S. No.608/6, Chalata No.125 has been
given C.T.S. No.608/7, Chalata No.126 has been given C.T.S.
No.608/8, Chalata No.127 has been given C.T.S. No.608/9,
Chalata No.128 has been given C.T.S. No.608/10, Chalata
No.129 has been given C.T.S. No.608/11, Chalata No.139 has
been given C.T.S. No.608/12 and Chalata No.140 has been
given C.T.S. No.608/13

(vii) As per the Revenue Records the names of late John Anthon
and Simon Mendonza have been shown in the 7/12 Extract in
respect of the land bearing Survey No.67 but the name of the
said Mr. Kishan Narayan Adak has not been shown therein and
the names of Mr. Kishan Adak and John Antony Mendonza
have been shown in respect of Survey No.68,

(viii) As per the Village records the area of the said Survey No.67
and 68 are 9 Gunthas equivalent to 910 square mtrs. and 5
Gunthas equivalent to 505.86 square mtrs. respectively and
attending to the City Survey records the aggregate area of the
corresponding C.T.S. Nos. 608 and 608/1 to 13 is 1928.1
square mtrs.,

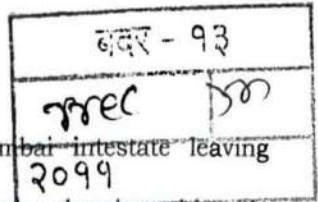
(ix) The said land bearing Survey Nos. 67 and 68 corresponding to
608 and 608/ 1 to 13 is more particularly described in the

Schedule hereunder written and shown on the plan thereof
annexed hereto and marked as Annexure "A" and thereon
shown surrounded by red colour boundary line,

बदल - 93
mel 93
2099

- (x) The First Confirming Party is one of the grand sons of the said Sir Mohamed Yusuf Khot and is one of the Trustees and Executors of the estate of the said Sir Mohamed Yusuf Khot.
- (xi) As such the First Confirming Parties claim to be entitled to the said land,
- (xii) The said Kisan Narayan Adak died on or about 19th December, 1984 leaving surviving the First Vendors herein and Shri Arvind Kisan Adak as his only heirs and legal representatives according to the Hindu Law of Succession by which he was governed at the time of his death and their names have been brought on records of the said land by an Order dated 13th June, 1995,
- (xiii) The said Mr. Arvind Kisan Adak, a bachelor died intestate at Mumbai on or about 19th October, 1995 leaving surviving the First Vendors herein as his only heirs and legal representatives according to the Hindu Law of Succession by which he was governed at the time of his death,
- (xiv) The First Vendors are the only surviving family members of the said Shri Kisan Narayan Adak,
- (xv) The said Simon Mandonza died at Mumbai intestate leaving surviving the 1st to 7th named Second Vendors herein as his only heirs and legal representatives,





(xvi) The said John Anthon died at Mumbai intestate leaving surviving 8th and 9th named Second Vendors herein as his only heirs and legal representatives,

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MK
(xvii) By and under an Agreement for Sale cum Development dated 8th July 2008 the 8th and 9th named Second Vendors agreed to sell to the Second Confirming Party inter alia their 50% right title and interest in the piece or parcel of land described in the Second Schedule hereunder written on the terms and conditions contained in the said Agreement,



(xviii) In turn under an unregistered Deed of Conveyance dated 9th September 2010 the Second Confirming Party purported to sell, and transferred to the Third Confirming Party the said land on the terms and conditions therein contained,



(xix) The First Vendors have agreed to convey, sell, transfer, assign and assure their rights, title, claim and interest in the said land including all present rights, interests, benefits of existing FSI and all future FSI/benefits that may accrue in future and in the said land more particularly described in the Second Schedule hereunder written to the Purchaser at or for a total consideration of Rs.6,58,00,000/- (Rupees Six Crores Fifty Eight Lacs Only) free from all encumbrances,

22
MK

(xx) The SECOND Vendors have agreed to convey, sell, transfer, assign and assure their rights, title, claim and interest in the said land including all present rights, interests, benefits of existing FSI and all future FSI/benefits that may accrue in future and in the said land more particularly described in the

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MK

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MK

दर - १३
REC 74
2000

Second Schedule hereunder written to the Purchaser at or for a total consideration of Rs.5,00,000/- (Rupees Five Lacs Only) free from all encumbrances.

(xxi) The Purchaser has now requested the First and Second Vendors to convey the said land to the Purchaser which the First and the Second Vendors have agreed to on the terms, conditions and covenants hereinafter appearing.

(xxii) The First and Second Vendors have requested the First Confirming Party to renounce and release the right, title, claim and interest of the said Estate in and confirm the sale of the said land described in the Second Schedule hereunder written to the Purchaser which the First Confirming Party has agreed to for a total consideration of Rs.20,00,000/- (Rupees Twenty Lacs Only),

(xxiii) The Second Vendors have requested the First and Second Confirming Parties to confirm the sale of the said land to the Purchasers which they have agreed to on the Purchasers paying to the First Confirming Party a sum of Rs.7,00,000/- (Rupees Seven Lacs Only) to Second Confirming Parties a sum of Rs.10,00,000/- (Rupees Ten Lacs Only),

(xxiv) Unless the context otherwise requires the First and Second Vendors are hereinafter collectively called "the Vendors".

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of a sum of Rs.6,58,00,000/- (Rupees Six Crores Fifty Eight Lacs Only) paid by the Purchaser to the First Vendors on or before execution hereof (the

बदर - १३

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payment and receipt whereof the First Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser) THEY the First Vendors do and each of them doth hereby convey, sell, transfer, assign and assure unto the Purchaser all their right, title, claim and interest in the said piece and parcel of land or ground bearing Survey Nos. 67 & 68 and C.T.S. No. 608 and measuring 1717.6 Sq. mtrs. and C.T.S. No. 608/1 to 608/13 and measuring 210.60 sq. mtrs. aggregating to 1928.10 sq. mtrs. or thereabout of Village Kanjur, Taluka Kurla District Mumbai Suburban together with measuages hereditaments, buildings, structures and premises standing thereon more particularly described in the Second Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by a red Colour boundary line forming part of the said entire property described in the First Schedule hereunder written (hereinafter referred to as "the said premises") and in pursuance of the said agreement and in consideration of a Sum of Rs.5,00,000/- (Rupees Five Lacs Only) paid by the Purchaser to the Second Vendors on or before execution hereof (the payment and receipt whereof the Second Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser) THEY the Second Vendors do and each of them doth hereby convey, sell, transfer, assign, assure and release and relinquish all their right, title, claim and interest in the said premises and in pursuance of the said agreement and in consideration of a Sum of Rs.20,00,000/- (Rupees Twenty Lacs Only) paid by the Purchaser to the First Confirming Party on or before execution hereof



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बदर - १३

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(the payment and receipt whereof the First Confirming Party doth hereby admit and acknowledge and of and from the same and every

part thereof forever acquit, release and discharge the Purchaser)

THEY the First Confirming Party do and each of them doth hereby release and relinquish all their right, title, claim and interest in the

said premises and doth hereby confirm the said premises and in pursuance of the said agreement and in consideration of a sum of

Rs.7,00,000/- (Rupees Seven Lacs Only) by the Purchaser to the

Second Confirming Party on for before execution hereof (the payment

and receipt whereof the Second Confirming Party doth hereby admit

and acknowledge and acquit, release and discharge the Purchasers

from the same and every part thereof forever) the Second Confirming

Party doth hereby confirm the said premises and in pursuance of the

said agreement and in consideration of Rs.10,00,000/- (Rupees Ten

Lacs Only) paid by the Purchasers to the Third Confirming Parties on

or before execution hereof (the payment and receipt whereof the Third

Confirming Parties do and each of them doth hereby admit and

acknowledge and acquit, release and discharge the Purchasers from

the same and every part thereof forever) THEY the Third Confirming

Parties do and each of them doth hereby confirm the said premises

i.e. the land bearing Survey No. 67 and 68 corresponding to C.T.S No.

608 and 608 / 1 to 13 lying, being and situate at Village KANJUR,

TAL. KURLA, DIST. Mumbai Suburban, within the limits of Municipal

Corporation of Greater Mumbai, Registration District of Mumbai City

and Sub-District of Bandra and more particularly described in the

Second Schedule hereunder written forming part of the said entire

property described in the First Schedule hereunder written

TOGETHER WITH all and singular the structures, houses,

बदर - १३

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heriditaments and premises standing thereon and the courts, yards, walls, areas, ways, paths, passages, common gullies, wells, water

courses, sewers, easements, profits, privileges, advantages, rights,

members and appurtenance whatsoever to the said premises

belonging to or in any way appertaining to or with the same

part thereof now or at anytime heretofore usually held, used,

occupied or enjoyed or reputed to belong or be appurtenant thereto

AND also together with all deeds, documents, writings, vouchers and

other evidences of title relating to the said premises **AND** also all

present rights, interests, benefits of existing FSI and all future

FSI/benefits that may accrue in future **AND ALSO** all the estate,

right, title, interest, inheritance, property, possession, benefit, claim

and demand whatsoever both at the law and in equity of the Vendors

into, out or upon the said premises **TO HAVE AND TO HOLD** all and

singular the said premises, heriditaments and premises hereby

granted, conveyed, released and assured or intended or expressed so

to be every of their rights, members and appurtenances **UNTO AND**

to the use and benefit of the **PURCHASER FOREVER SUBJECT** to

the payment of all the rents, rates, taxes assessments dues and

duties, now chargeable upon the same or which may hereafter

become payable in respect thereof **AND** the Vendors do and each of

them doth hereby covenant with the Purchaser that

NOTWITHSTANDING any act, deed, things, matter, or whatsoever by

the Vendors or any person or persons lawfully or equitably claiming

or to claim by, from, through, under or it trust for them or any of

them made, done committed, omitted or knowingly suffered to the

contrary the Vendors now have in themselves good right, full power

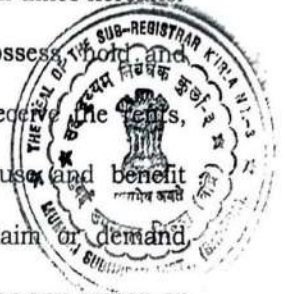
and absolute authority to grant, release, convey and assure their

बदर - १३

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respective right, title and interest the said land hereby granted, conveyed, released, transferred or assured or intended or expressed so to be unto and to the use and benefit of the Purchaser in manner herein, **AND THAT** the Purchaser shall and will at all times hereafter peacefully and quietly enter upon and occupy, possess, hold and enjoy the said land and every part thereof and receive the rents, issues and profits 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 any of them or any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust for the Vendors or any of them and free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former estates, titles charges and encumbrances whatsoever made, done, committed, omitted, executed or suffered to the contrary by the Vendors or any of them or by any person or persons lawfully or equitably claiming or to claim by, from through under or in trust for them or any of them **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof, by, from, through, under or in trust for the Vendors or their respective heirs, executors and administrators or successor or successors or any of them shall and will from time to time and at all times hereafter at the request and costs of the Vendors do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyance and assurances in law whatsoever for better, further and more perfectly assuring the said land and every part thereof unto and to



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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of plots of land situate at Kanurmarg Mumbai bearing New S. Nos. 1 to 279 in the revenue Village of Kanjur Taluka Kurla (then Mouje Marol of the then Taluka Satoli Sub-District Bandra) now within the limits of Greater Mumbai the District and Registration Sub-District of Mumbai City and Mumbai Suburban.



THE SECOND SCHEDULE ABOVE REFERRED TO

ALL those pieces and parcels of land bearing Survey Nos.67 & 68 and C.T.S. No. 608 admeasuring 1717.6 sq. mtrs. and C.T.S. No. 608/1 to 608/13 admeasuring 210.60 sq. mtrs. or thereabout totally admeasuring 1928.10 sq. mtrs. or thereabout of Village Kanjur, Taluka Kurla, District Mumbai Suburban in the Registration District of Mumbai City and Suburban and shown as the said plan annexed hereto and thereon shown surrounded by red colour boundary line and bounded as follows;



- On or towards East: by Nalla, Beyond Nalla- the property of Indian Smelting Company,
- On or towards West: By L.B.S. Marg,
- On or towards North: by C.T.S. No.609A & 609B - Property owned by Bombay Oil Industries.
- On or towards South: by C.T.S. No.601, 602 607A - by Nalla and Property owned by Indian Smelting Co.

SIGNED, SEALED AND DELIVERED by the)

Handwritten signatures and initials at the bottom of the page, including a large 'S' and some illegible scribbles.

withinnamed FIRST VENDORS

(1) MRS. SATYABHAMA KISAN ADAK,

(2) MR. JAYANT KISAN ADAK,

(3) MR. MUKUND KISAN ADAK,

(4) MRS. SUNANDA GANGADHAR ROKADE
NEE MISS GULAB KISAN ADAK

AND

(5) MRS. SUREKHA SUKHDEV JADHAV
NEE MS. SUREKHA KISAN ADAK

in the presence of

SIGNED, SEALED AND DELIVERED by the

withinnamed SECOND VENDORS

(1) SMT. CLARA SIMON MENDOSA,

(2) MR. ALEX SIMON MENDOSA,

(3) SMT. MONICA F. D'MELLO,

(4) MRS. GENIVIA AUGUSTINE BUTHELLO

(5) SMT. URSALLA P. REMEDIOS,

(6) MR. FELIX SIMON MENDOSA,

(7) MR. JOHN SIMON MENDOSA,

(8) MR. MATHEW JOHN MENDOZA

And

(9) MR. CYRIL JOHN MENDOZA

in the presence of

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SIGNED, SEALED AND DELIVERED by the
withinnamed FIRST CONFIRMING PARTY

MR. ABDUL RASHID ABDUL RAHMAN YUSUF

through his constituted Attorney Mr. Haroun
Alim A.R. Yusuf (great grand son) one of the

Executors & Trustees of the estate of Late
Mohammed Yusuf Khot in the presence of



Handwritten signature and initials
(c.o.)



SIGNED SEALED AND DELIVERED by
withinnamed the SECOND CONFIRMING PARTY:

MR. SYED JALIL REHMAN

in the presence of ..

Handwritten signature of Mr. Syed Jalil Rehman



SIGNED SEALED AND DELIVERED by
withinnamed the THIRD CONFIRMING PARTIES

M/S. SAATATYA TRADING COMPANY,

a partnership firm through its partners

Mr. Shahnawaj Idrish Khan,

Mr. Rajesh Pal and

Mr. Nischal Dinesh Savla

in the presence of ...

बदर - ९३	
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Handwritten signature of Mr. Shahnawaj Idrish Khan

Handwritten signature of Mr. Rajesh Pal



SIGNED, SEALED AND DELIVERED by the
withinnamed "PURCHASER"

M/S. J A METALTEC PVT. LTD.,

in the presence of



Handwritten signature of Mr. Harshad Nanalal Mehta

Handwritten signature of Mr. Sudhir Baliram Mhatre

MR. HARSHAD NANALAL MEHTA,

MR. SUDHIR BALIRAM MHATRE,

Handwritten signature of Mr. Harshad Nanalal Mehta



RECEIVED of and from the within)
 named Purchaser on or before execution)
 hereof a sum of Rs.6,58,00,000/- (Rupees)
 Six Crores Fifty Eight Lacs Only) being)
 the within mentioned full consideration to)
 be by it paid to us.)

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Witness:

Rajesh. Rane
 Raj Rane

Pradip
 Gayatri
 Gayatri, CA
 Anshu
 Sushobh

WE SAY RECEIVED

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- 2.
- 3.
- 4.
- 5.



FIRST VENDORS

RECEIVED of and from the within named)
 Purchaser a sum of Rs.5,00,000/- (Rupees)
 Five Lacs Only) being the within mentioned)
 full consideration to be by it paid to us.)

[Signature]

) Rs.5,00,000/-

Witness:

Rajesh. Rane
 Raj Rane

WE SAY RECEIVED

- 1.
- 2.
- 3.

[Signature]

18/11/99