



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

Original

नोंदणी 39 म.

Regn. 38 M

पावती

पावती क्र. : 4506

गांगाचे नाव कांजुर

दिनांक 02/06/2011

दस्तऐवजाचा अनुक्रमांक वदर13 - 04498 - 2011

दस्ता ऐवजाचा प्रकार अधिसत्तातः पापाच

DELIVERED

सादर करणाराचे नाव: मेसर्स जे. ए. मेटलटेक प्रा. लि. तर्फ संचालक श्री. हर्षद मंहता - - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाऱ्यी राक्कास (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

कृष्ण
दुर्यम निंबंधक
सह. दुर्यम निंबंधक
कुली-३ (वर्ग-२)

बाजार मुल्य: 107426500 रु. मोबदला: 70000000 रु.
भारेले मुद्रांक शुल्क: 5371500 रु.
देयकाचा प्रकार: डीडी/धनाकर्त्त्वारे;
वेक्षण नाव व पत्ता: शीओवी, गोवडी;
डीडी/धनाकर्त्त्वारे 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. मुनि., 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
 047016
 26/Mar/2016

M/S. J A METALTEC PVT LTD.

RECEIPT FOR PAYMENT TO GOVERNMENT

ADJ FEE

Receipt No.:

Received From :

On Account of :

NOT TRANSFERABLE

Receipt Date: - १३

२०१६

२०११

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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CASH					Rs. 100
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ADJ/1412/11/K



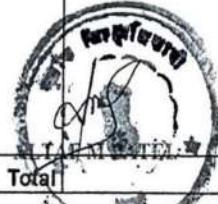
Case No.:

Lot No.: Lot Date :

Hearing Date on :

25/06/2011

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 परिषदक क्रमांक. २०००/१४/प.क. २५/म-१, दि. २४/३/२०००.
 २) नो.म.नि.व.मु.नि. युगे याचे पत्र क.का-३/ संगणक/ मुद्रांक पात्री बुकस्टी /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

CNT. I SD. 1957
 RECEIPT FOR PAYMENT TO GOVERNMENT
 M/S. J A METALTEC PVT LTD.

01/July/2011
 NOT TRANSFERABLE

Receipt No.: STAMP DUTY

Received From:

On Account of :

Receipt Date :

Article 25(b)
 बदर - ९३

१०८८८ २

२०४८८
 Code Amount
 (In Rs)

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Code	Amount (In Rs)
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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 - 1

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 047131

CNT'D SD 1958
 RECEIPT FOR PAYMENT TO GOVERNMENT
 M/S. J A METALTEC PVT LTD.

01/JUN/2011
 NOT TRANSFERABLE

Receipt No.: STAMP DUTY

Receipt Date :

Received From :

Article 25(b)

On Account of :

बदर - १३

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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P.O 903299 1/6/11 BANK OF BARODA SUBURBAN JAVANDI Rs.900000

ADJ/1412/11/K

DEEPLY RECEIVED
 01 JUN 2011

Case No.:

Lot No.: Lot Date :



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

Rs. 900000.00
 At the time of Registration, please produce the original receipt

Total

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/प.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 047132

CNT. I SD. 1959 RECEIPT FOR PAYMENT TO GOVERNMENT		01/JUN/2011 NOT TRANSFERABLE							
M.S. J A METALTEC PVT LTD.		Receipt Date : Article-25(b)							
Receipt No.: STAMP DUTY		Received From :							
On Account of :		<table border="1"><tr><td colspan="2">बदर - १३</td></tr><tr><td>२०११</td><td>०५</td></tr><tr><td colspan="2">२०११</td></tr></table>		बदर - १३		२०११	०५	२०११	
बदर - १३									
२०११	०५								
२०११									
Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch						
P.O	903297	1/6/11	BANK OF BARODA BANDI						
ADJ/1412/11/K		Area Code							
Case No.:		Amount (In Rs)							
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 - 400 071							
Cashier / Accountant		Signature / Designation							

१) शासन परिषदक क्रमांक. २०००/१४/प.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

CNT'D SD. 19/03/2011
RECEIPT FOR PAYMENT TO GOVERNMENT
 M.S. J. A. METALTEC PVT LTD.

01/04/2011
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.	Date	Bank Name & Branch
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बदर - १३	
०५६८५	५
२०११	Amount (In Rs)

P.O. 903298 1/6/11 BANK OF BARODA GOVANDI Rs.900000

ADJ/1412/11/K

Case No.:

Lot No.: Lot Date :



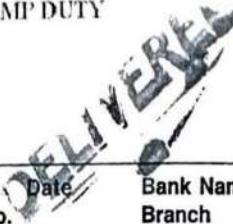
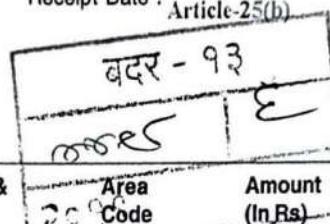
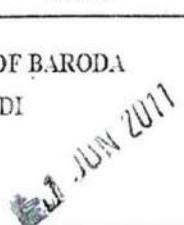
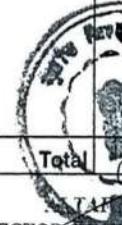
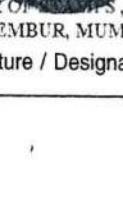
Sr. No.	Description of Stamp	Quantity	Denomination	Amount
Rs. 900000.00	At the time of Registration, please produce the original receipt before the Sub- Registrar.		Total	Rs. 900000.00

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/प.क्र. २५/म-१, दि. २४/३/२०००.
 २) नो. म.नि.व. मु.नि., पुणे यांचे पत्र क.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि. ४/१०/२००६.

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

RECEIPT FOR PAYMENT TO GOVERNMENT			01/Jun/2011	NOT TRANSFERABLE	
M/S. J.A. METALTEC PVT LTD.			Receipt Date : Article-25(b)		
Receipt No.:	STAMP DUTY				
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. 903290	1/6/11	BANK OF BARODA GOVANDI		२०८५	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. २०००/१४/प.क. २५/म-१, दि. २४/३/२०००.
 २) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, KURLA, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B 047135

CNT 1 SD - 1962

01/Jun/2011

RECEIPT FOR PAYMENT TO GOVERNMENT

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

NOT TRANSFERABLE

Receipt No.:

STAMP DUTY

Receipt Date :

Article 25(b)
बद्र - १३

Received From :

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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P.O. 903301 1/6/11 BANK OF BARODA
GOVANDI

ADJ/1412/11/K

Case No.:

Lot No.: Lot Date :



Sr. No.	Description of Stamp	Quantity	Denomination	Amount
				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

ATUL PATEL

Cashier / Accountant

Signature / Designation



बद्र - १३

788C 20.9.9

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 "THE

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	
२०१८	२०

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 METALTEC PVT. LTD.**, a Company registered under the Companies Act 1956 having its registered office at 247, Mhatre House, Behlaji Rambur 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;

W H E R E A S:

- (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

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 made 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

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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.

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.15 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,

(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,

rec 2099

(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,

(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,

(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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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

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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. 608/1 admeasuring
1717.6 Sq. mtrs. and C.T.S. No. 608/1 to 608/13 admeasuring
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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(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 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 or 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,

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hereditaments 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 of every 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, ~~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, hereditaments 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



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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 Sub-District Bandra) now within the limits of Greater Mumbai in the District and Registration Sub-District of Mumbai City and Mumbai Suburban.



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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)

H.H.W. / Q

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within named 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

JadHAV

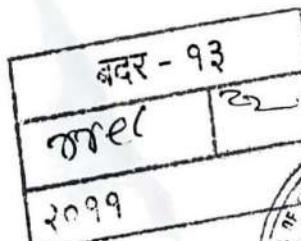


SIGNED, SEALED AND DELIVERED by the

within named 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



Hemant

SIGNED, SEALED AND DELIVERED by the
within named 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



H. R. P.
(c.o.)

SIGNED SEALED AND DELIVERED by

within named the SECOND CONFIRMING PARTY

MR. SYED JALIL REHMAN

in the presence of ..



S. J. Rehman

SIGNED SEALED AND DELIVERED by
within named the THIRD CONFIRMING PARTIES

M/S. SAATATYA TRADING COMPANY,

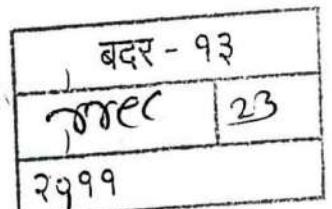
a partnership firm through its partners

Mr. Shahnawaj Idrish Khan,

Mr. Rajesh Pal and

Mr. Nischal Dinesh Savla

in the presence of ...



Shahnawaj Idrish Khan

SIGNED, SEALED AND DELIVERED by the

within named "PURCHASER"

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

in the presence of



Harshad Nanalal Mehta

MR. HARSHAD NANALAL MEHTA

MR. SUDHIR BALIRAM MHATRE

Sudhir Baliram Mhatre



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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) Rs.6,58,00,000/-

DR
MS

Witness:

Rajesh. Rane
Raj Rane

Mr. Patel
Rajiv Nayak
Rajiv Nayak, CA
Chudhary
Sankar

WE SAY RECEIVED

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- 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.)

)
)
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Rs.5,00,000/-

Witness:

Rajesh. Rane
Raj Rane

WE SAY RECEIVED

- 1.
- 2.
- 3.

H. Rane