

13

PLOT No. 62

PLOT NO 62 - Title Deeds



Friday, October 01, 2004

6:58:24 PM

Original

नियमी 30 म.

Regn. 30 M

पावती

पावती क्र. : 0082

दिनांक 01/10/2004

भावाचे नाव मरेशी

दस्तऐवजाचा अनुक्रमांक वदर2 - 09025 - 2004

दस्ता ऐवजाचा प्रकार गाळेपट्टा

सादर करणाराचे नाव:- ऑडिटर प्रॉपर्टीज ऑफ इन्व्हेस्टमेंट प्रा लि चे संचालक सुरेश हेगडे

नोंदणी फी

:- 8400.00

नक्कल (अ. 11(1)), प्लॉकनची नक्कल (अ. 11(2)),

:- 620.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

एकूण

रु.

7020.00

आपणास हा दस्त अंदाजे 7:13PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक
बोरीवली 1 (मालाड)

वाजार मूल्य: 634500 रु.

मोबदला: 600000 रु.

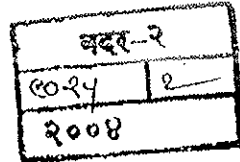
गरलेले मुद्रांक शुल्क: 31730 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे:

बँकेचे नाव व पत्ता: एस बी आय, पुं 21;

डीडी/धनाकर्षा क्रमांक: पे ऑर्डर नं. 0470115; रक्कम: 6400 रु.; दिनांक: 13/08/2004

DELIVERED



THIS INDENTURE OF LEASE made at Mumbai this 17th day of September in the Christian Year Two Thousand and Four by and between **ROYAL PALMS (INDIA) PRIVATE LIMITED**, Formerly Known as Amir Parks and Amusements Private Limited, a company registered under Companies Act 1956 and having its registered office at Survey No. 169, Aarey Milk Colony, Goregaon (East), Mumbai- 400 065, hereinafter referred to as "the LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors) of the One Part AND **ADLER PROPERTIES AND INVESTMENTS PRIVATE LIMITED**, also a company incorporated under Companies Act 1956 and having its office at 171 Mittal Court, "C" Wing, 17th Floor, Nariman Point, Mumbai 400 021, hereinafter referred to as "the LESSEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Other Part;

WHEREAS

- (i) Prior to June 1990, the Trustees of A H Wadia Charity Trust (hereinafter referred to as "the said Trust") were seized and

The Bank of
Rajasthan Ltd.
Mumbai

BRG 13632
50656
SEP 14 2004
Scriber: MHT/17251-PS5138

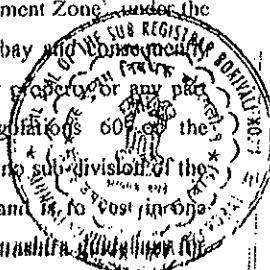
INDIA

STAMPED BY THE REGISTRAR OF COMPANIES, MUMBAI

Authorized Signatory

of or otherwise well and sufficiently entitled to all that piece or parcel of agricultural land or ground situate, lying and being at Village Marol Maroshi, Taluka, Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No.169 (part), City Survey No.1627 (part) and admeasuring about 240 acres equivalent to 975272.50 sq.mts. or thereabouts and more particularly described in the First Schedule hereunder written and hereinafter referred to as "the said larger property";

- (ii) By and under a Consent Decree dated 14th June 1990 and Consent Terms dated 5th March 1993 as common Decree in Suit No.1745 of 1983 and Suit No.1657 of 1987 passed by the Hon'ble High Court of Bombay, the said Trust sold, transferred and conveyed the said larger property to the Lessor herein;
- (iii) The said Consent Decree dated 14th June, 1990 which is to operate as a Conveyance of the said larger property in favour of the Lessor is registered on 10th January, 1995 under Sr. No.403/95 in the office of the sub-Registrar of Assurances at Bombay;
- (iv) In the premises aforesaid, the Lessor herein is absolutely seized and possessed of and otherwise well and sufficiently entitled to the said larger property as owner thereof;
- (v) The said larger property falls under 'No Development Zone' under the sanctioned Development Plan for Greater Bombay and (a) construction of structures on the said larger property or any part thereof is regulated as provided under Regulations 60 of the Development Control Regulations, 1991 and (b) no sub-division of the said larger land is permissible and the larger land is to vest in one owner as stipulated in the Government of Maharashtra Order for development under such zones by their letter nos.DCR/2218/UD11

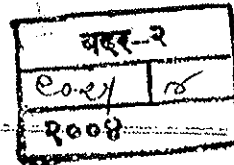
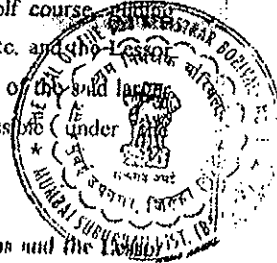


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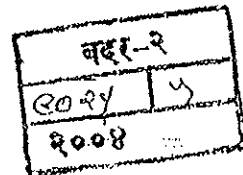
dated 10th October, 1994 and also Municipal Corporation of Greater Bombay and in their Intimation of Disapproval dated 26th June, 1996;

- (vi) Since the said larger property falls under "No Development Zone", the provisions of Chapter III of the Urban Land (Ceiling and Regulation) Act, 1976 are not applicable and the Additional Collector and Competent Authority (ULC), Greater Bombay has granted its "Non Vacant Land Certificate" dated 18th January, 1995;
- (vii) Under a writing dated 3rd March, 1997 bearing No.LEN-2694/No. 5122/J3 issued by the Revenue & Forest Department, the Lessors have been sanctioned right of way for ingress and egress to the said larger property over the land admeasuring 17, 690.20 sq. mtrs. of land belonging to the Aarey Milk Colony and bearing Survey No. 169, Mouje Marol for a year rent of Rs.33,90,781/- approx. Subsequently under a writing dated 8th July 1998 bearing No. 3D/KN-318/98 issued by the Collector Mumbai Suburban District, the yearly rent in respect of the said right of way is reduced to Rs.15,95,317/- and in pursuance of the said writing a duly registered Deed of Grant of Right of Way in favour of the Lessor will be obtained by the Lessor at its own costs.
- (viii) Parts of the said larger property may be developed by the Lessor or parties authorized by Lessor for activities like setting up of resorts, hotels, motels, restuarants, health, farms, clubs, golf course, powered-gliding, skiting facilities swimming pools etc. and the Lessor shall be developing or may permit to develop a part of the said larger property for the activities as may be permissible under Development Control Regulations.
- (ix) A part of the said larger property is affected by slums and the Lessor has submitted a Scheme for slum Rehabilitation "(SRA)" in respect of a portion of the said larger property as contemplated by Rule 33(10) of Development Control Regulations and the said Scheme has been



approved by the Municipal Corporation of Greater Mumbai under their
LOI No. DY/CE/SI/SRD/0163 to 0169 dated 27.03.96.

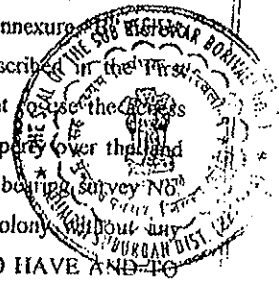
- (x) A plan, inter-alia, showing the present proposed Scheme for development of the said larger property where the Lessor proposes to set up or permit to set up Country club and allied facilities and hotels and area covered by Slums and intended to be developed under Slum Re-Development Scheme and portions for putting up cottages is shown on the plan which is hereto attached and marked as Annexure "A". The Lessor shall have right to alter or amend the said layout plan in a manner that will not affect the rights of the Lessee in respect of the plot of land demised and/or leased under these presents;
- (xi) Out of the said larger property, the Lessor had by an Agreement dated 16th June 1994 agreed to sell a portion thereof admeasuring 825 square meters equivalent to 8880.52 square feet and bearing (private) Plot No.14 of internal layout plan and more particularly described in the ~~Second~~ Schedule hereunder written.
- (xii) Thereafter the parties hereto have by mutual consent ~~agreed to substitute the said Plot bearing No. 14 which was agreed to be sold to the Lessee by Plot No. 62 admeasuring 777.75 sq. meters and shown with Legend Cottage No. 23 and delineated with blue colour boundary line on the said plan hereto annexed as Annexure "A" and more particularly described in the Third Schedule hereunder~~ ⁶² ~~as a part of the said larger property hereto and also shown independently on plan thereof annexed hereto as Annexure "B" and more particularly described in the Third Schedule hereunder~~ ⁶² ~~written and hereinafter referred to as "the demised land";~~
- (xiii) In view of the aforesaid provisions of Development Control Regulations, parties have realized that it is not possible to execute a



Deed of Conveyance in respect of the said demised land as sub-division of the said larger property and sale of the said demised land is not permissible and the fact that sub-division of the said demised land from out of the said property is not allowed and/or possible was recorded in the aforesaid agreement for sale dated 16th June, 1994 and in view thereof the Lessees have agreed and requested the Lessor to execute a Deed of Lease in their favour in place and stead of the Deed of Conveyance in respect of the said demised land being these presents;

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. In pursuance of the said Agreement and in consideration of the said payment of the sum of Rs. 6,00,000/- (Rupees Six Lacs only) paid by the Lessee to the Lessor (the payment and receipt whereof the Lessor doth hereby admit and acknowledge and of and from the same and every part thereof the Lessor doth hereby acquit, release and discharge the Lessee forever) and the rent hereby reserved and covenants conditions and stipulation herein contained to be observed and performed on the part of the Lessee the Lessor do hereby demise unto the Lessee all that piece or parcel of land admeasuring 777.75 sq. mts. or thereabouts more particularly described in the Third Schedule hereunder written and delineated by blue colour boundary line on the plan bearing Annexures "A" and also shown in Annexure "B" and being a part of the said larger property described in the First Schedule hereunder written together with the right of way over the road being the right of way to the said larger property over the land belonging to the Aarey Milk Colony "(AMC)" and bearing survey No. 160 obtained by the Lessor from Aarey Milk Colony without any payment for its maintenance and other charges TO HAVE AND TO HOLD the demised land the same unto the Lessee for a period of 999 years commencing from the date of these presents and determinable as

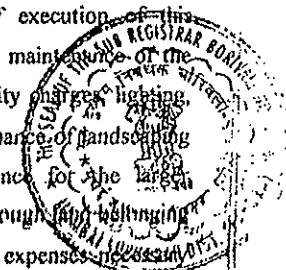


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hereinafter provided paying therefore during the whole of the said term the annual rent of Rs.1 (Rupee one only) payable if demanded.

2. The Lessee for itself, its successors and assigns and to the intent that the obligation herein contained may continue through out the terms hereby created doth hereby covenant with the Lessor as follows: -

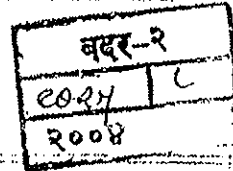
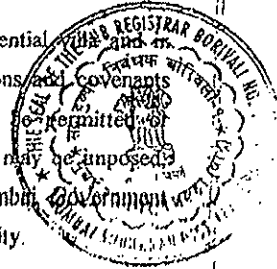
- (i) During the said term to pay the rent hereinbefore reserved upon the days and in the manner aforesaid;
- (ii) During the entire term of the lease to forthwith bear and pay all taxes, rates, assessments, cesses, premiums, charges, outgoings, fees and all other levies and imposts which may for the time being be levied and imposed in respect of the said demised land or any part thereof whether payable by the Lessors of the Lessee, or holders tenants and the occupiers thereof, save and except the outgoings and maintenance in respect of Aarey Milk Colony land (right of way) as stated in Clause (i) above.
- (iii) Apart from the rent hereby reserved to be paid by the Lessee to the Lessor, the Lessee shall regularly pay to Lessor an amount of Rs.2.03/- (Rupees Two and paise Three only) per sq. ft. of P.S.1 allocated to Lessee under clause 4(ii) of this document per month starting from the month of execution of this document, towards cost, expenses for the maintenance of the common amenities and facilities like security charges, lighting, roads, drainage, sweepers charges, maintenance of landscaping charges, including the cost of maintenance for the large property and charges for approach road through land belonging to Aarey Milk Colony, repairs and other expenses necessary and incidental to the management and maintenance required for proper enjoyment of such common amenities and facilities for



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the use of the demised land, which is a part of the larger property. It is agreed that the payment of the said maintenance charges shall neither create nor is intended to create any right, title or interest in favour of the Lessee in respect of other areas of the said larger property. It is agreed that if the present Lessees assign or transfer their leasehold rights in favour of any third party, (save and except any of the entities forming part of the Videocon group) the Lessor shall after such assignment be entitled to levy an escalation of 5% per annum in respect of the monthly maintenance charges payable under this clause by the Assignee of the Lessee.

- (iv) The Lessee shall pay the water charges as per the actual consumption as shown in the water meter installed on the plot to be supplied from the reservoir and the storage facilities common for all the occupants of the said larger land. It is understood that the cost of such water charges shall be higher than the normal water charges of the Municipal Corporation for Greater Mumbai. The cost shall comprise of actual costs comprising of the items listed in Annexure "C" annexed hereto with nominal margin up to 30% which will cover overheads. Such charges shall be paid by the Lessee to the Lessor on the bills submitted on that behalf.
- (v) To use the said demised property for residential purposes in accordance with and subject to the conditions and covenants herein contained for such purpose as may be permitted or approved and subject to such restrictions as may be imposed by the Municipal Corporation of Greater Mumbai, Government of Maharashtra and other local body or authority.
- (vi) To deliver unto the Lessor upon the determination or termination of the Lease hereby granted the said demised land.

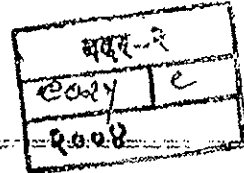
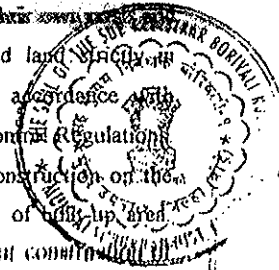


3. The Lessor hereby covenants with the Lessee to forthwith bear all taxes, rates, assessments, cesses, premiums, charges, outgoings, fees and all other levies and imposts respectively which may for the time being be levied and imposed in respect of the said larger property or any part thereof but excluding the said property hereby demised and the taxes and/or outgoings for demised land shall be paid or reimbursed by the Lessee, subject to what is stated herein.

4. It is hereby agreed and declared by and between the parties hereto as follows :-

(i) That the Lessee shall during the subsistence of these presents have a right to transfer and assign ^{their leasehold rights on} the said demised land and/or any part thereof or to sub-demise the same or any parts thereof or to grant monthly tenancies in respect of the premises comprised in the said demised land upon such terms and conditions and stipulations as may be deemed necessary or proper by the Lessee in its sole ~~and absolute discretion and~~ shall be entitled to recover and ~~realize the consideration in~~ respect thereof including rents ~~and other monies which may~~ from time to time be receivable by the Lessee in respect thereof

(ii) The Lessees shall be entitled to construct at their own and ~~exclusive~~ expenses a residential villa on the demised land ~~in accordance with I.O.D. and C.C. and in accordance with~~ regulations 60 and 61 of the Development Control Regulations. It is further agreed that FSI allocated for construction on the demised land by the Lessees is 3000 sq. ft. of built-up area. The Lessees shall, therefore, be entitled to put construction of an aggregate area of 3000 sq. ft. only out of which 1800 sq. ft. shall be utilized for the main residential villa and the balance



1200 sq. ft. shall be utilized for other ancillary structures such as cabin for watchmen, servants' quarters, verandah, balcony, garages, store rooms, etc. It is further agreed that if at any time in future the rate of FSI available on the demised land is increased, the Lessee of the demised land shall be entitled to use or utilize such additional FSI relating to the area of the demised land. The Lessee shall also be entitled to utilize T.D.R., if available, on the demised land relating to the area of the demised land. Provided always that in either event the Lessor shall have obtained the required statutory sanctions from all concerned authorities and the Lessor and the Lessee covenant with each other that they shall give to the other their respective consent for the purpose to enable the other to use, utilize and enjoy their respective rights in the manner aforesaid.

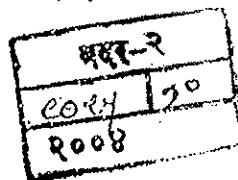
(iii) The Lessors have completed all the infrastructure described in Annexure "D" hereto.

5. It is hereby agreed and declared by and between the parties hereto that if but only if the rent or any part in respect of the said demised land shall remain unpaid for a period of six months after become payable, the same having been formally demanded by the Lessor, it shall be lawful for the Lessor at any time thereafter to enter upon the demised premises or any part thereof in the name of the whole and thereupon these presents shall absolutely determine but without prejudice to any claim, right, action or remedy which either party may have against the other under or by virtue of these presents.

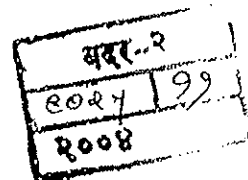
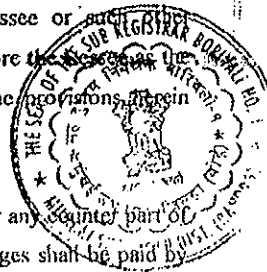
6. The Lessee shall pay all security deposits, scrutiny fees, and other charges with regard to the said plot and payable to the Municipal Corporation of Greater Bombay and other statutory authorities including B.S.S. Ltd. or MSID for the purpose.



[Handwritten signature]



7. The Lessee is aware that no sub-division is presently permissible by the Municipal corporation of Greater Bombay and other concerned bodies and the Lessor shall notionally demarcate the said demised land and lease the same to the Lessee.
8. The Lessee agrees that he will not further sub-divide the said demised land after the demarcation and use the same for such purposes as is permitted under the Development Control Regulation for the time being in force. If such sub-division is allowed in future the Lessee shall be entitled to have the said demised land sub-divided at their cost, risk and expenses.
9. The Lessor shall pay all outgoings together with ground rent, Municipal and Collector's bills in respect of the said demised land hereby agreed to be leased. After the execution of these presents, the Lessee shall be liable to pay all betterment charges, if any, and levies of a like nature in respect of the demised land hereby agreed to be leased.
10. Any notice given to the Lessor or the Lessee under the terms of these presents or in connection with the said property shall be deemed as duly served and the same shall have been sent by Registered Post A.D. or shall have been properly delivered and acknowledged at the formal respectively addresses of the Lessor or the Lessee or such other address as shall have been notified by the Lessor or the Lessee as the case may be to the other in accordance with the provisions therein before contained.
11. All costs, charges and expenses in respect hereof or any counter part or relating to the stamp duty and registration charges shall be paid by the lessee each party shall bear their respectively advocaten fees.



IN WITNESS WHEREOF THE parties hereto have hereunto and to the duplicate hereof set and subscribed their hands/seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the larger property)

All those pieces and parcels of agricultural land siting in No Development Zone situate, lying and being at Village Marol Maroshi, Taluka Andheri in the Registration District and Sub-district of Bombay City and Bombay Suburban and bearing Survey No.169 (part) City Survey No.1627 (part) and admeasuring about 240 Acres Equivalent to 975272.50 sq mts or thereabouts.

THE SECOND SCHEDULE ABOVE REFERRED TO:

A portion of a piece of land admeasuring 825 square meters equivalent to 8880.52 square feet and bearing (private) Plot No.14 and being part of the larger property and more particularly described in the First Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO:

A portion of a piece of land admeasuring 777.75 sq.mts equivalent to 930.22 sq. yards being Plot No. 62 and demarcated in blue boundary line as shown on the sanctioned layout plans thereof annexed hereto as Annexure "A" and "B" and being part of the larger property more particularly described in the First Schedule hereunder written.

SIGNED AND DELIVERED

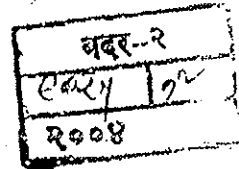
by the withinnamed Lessor

ROYAL PALMS (INDIA) PRIVATE LIMITED)

in the presence of.....

For ROYAL PALMS (INDIA) PVT. LTD.

Director



1. *Punjab N. Chandra*

2.

SIGNED AND DELIVERED

by the withinnamed Lessee/s

ADLER PROPERTIES AND

INVESTMENTS PRIVATE LIMITED

in the presence of

1. *Daydon*

2. *17/09/04*

Advocate & Solicitor

)
For Adler Properties and Investments Pvt. Ltd.

) *[Signature]*
) *Authorized Signatory*

RECEIPT

RECEIVED from the withinnamed Lessee/s an amount of Rs. 6,00,000/-
(Rupees Six Lacs only) being the premium and one year's rent payable under
this DEED OF LEASE.

WE SAY RECEIVED

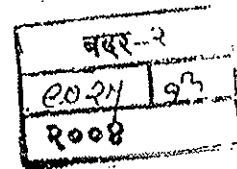
For ROYAL PALMS (INDIA) PVT. LTD.

LESSOR

WITNESSES :

Punjab N. Chandra

Director



ANNEXURE "C"

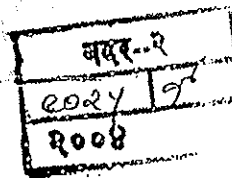
Schedule For Water Supply:

Maintenance Cost Of:

- 1.0 Bore Wells
- 2.0 Pumps and Pumping Stations
- 3.0 Dams
- 4.0 Water Supply Systems
- 5.0 Storage Tanks
- 6.0 Filtration Plants
- 7.0 Recycling Systems

And other related items for maintaining adequate and proper water supply system.

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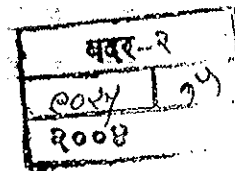


ANNEXURE "D"

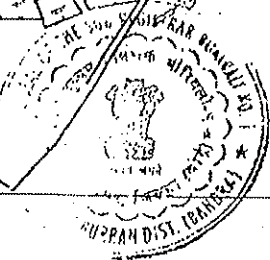
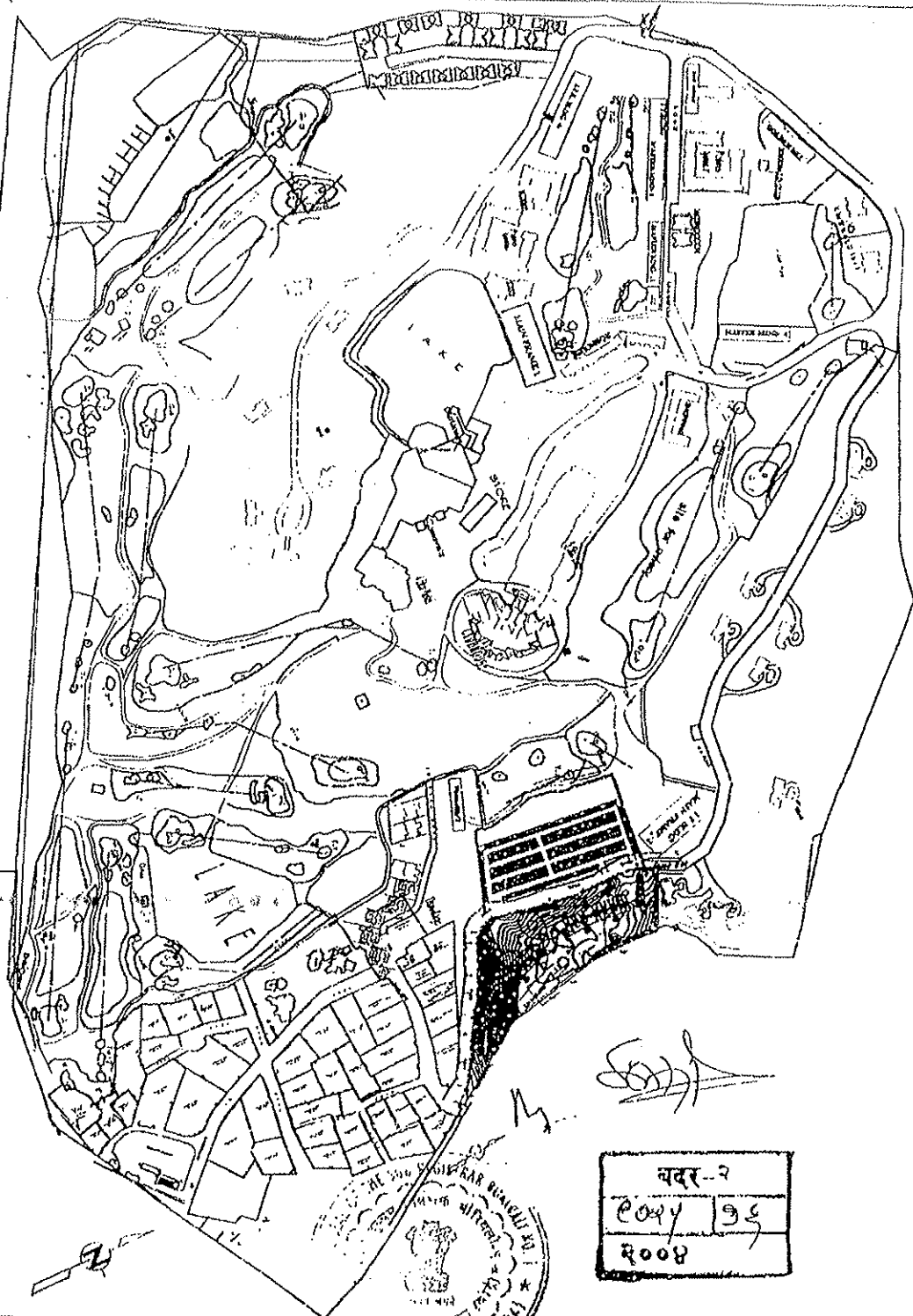
Items for Maintenance:

- 1.0 Roads
- 2.0 S.W.Drains
- 3.0 Cross Drains
- 4.0 Street Lights & Electric Consumption
- 5.0 Drainage
- 6.0 Sewerage Treatment Plant
- 7.0 Electrical Mains and Cables
- 8.0 Security
- 9.0 Malis and Landscaping

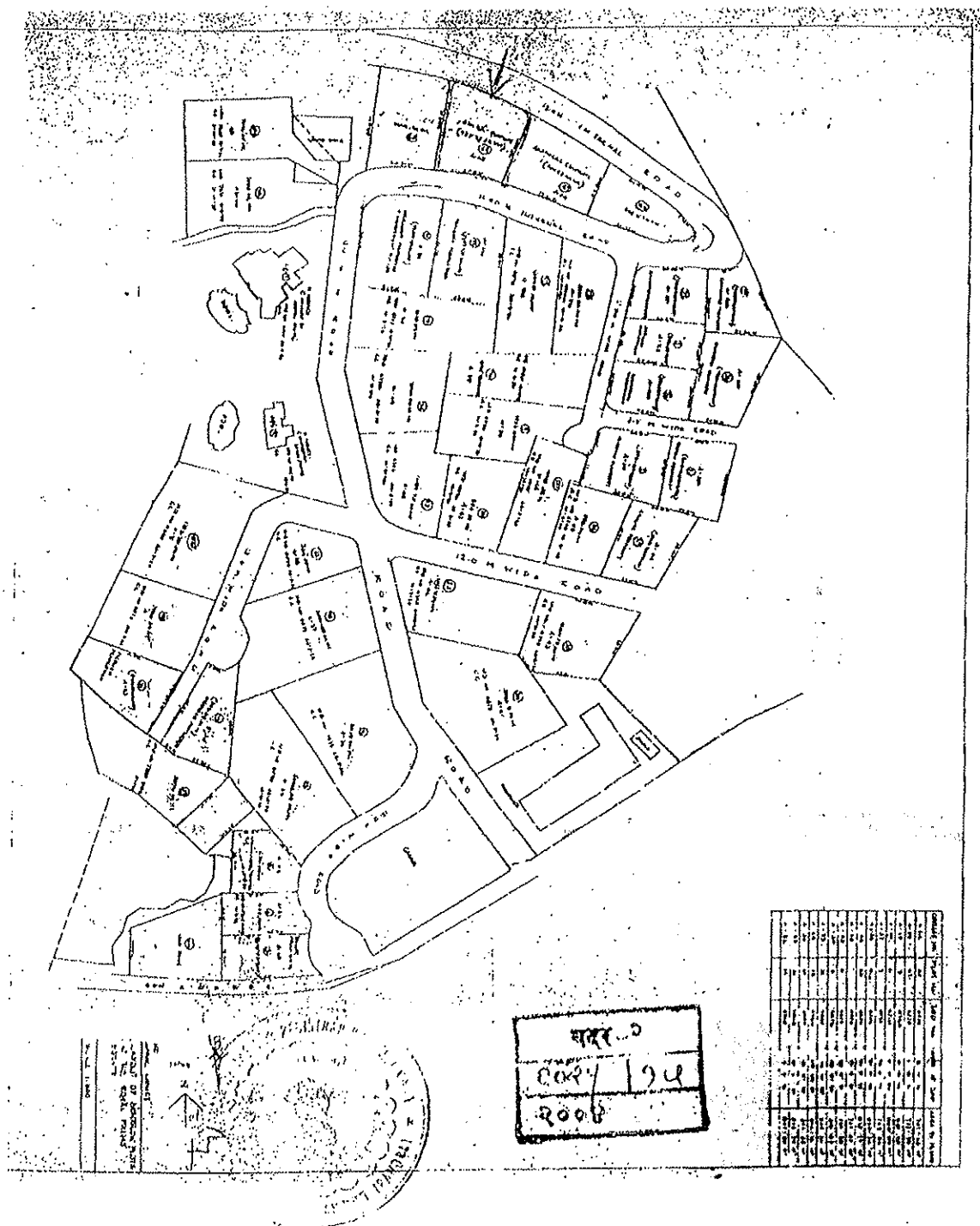
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LAYOUT PLAN FOR ROYAL PALMS INDIA PVT. LTD. MUMBAI



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GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
KARNATA BLDG. BANGRA (B)
MUMBAI - 400 051
MAH/GSO/010

Rs. 100/- ONE HUNDRED ONLY
SPECIAL ADDRESSEE
11.9.2002
281003 00947
INDIA MAHARASHTRA

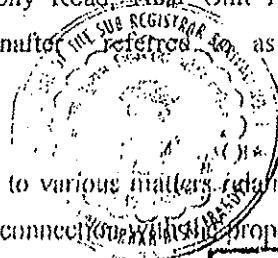
[Signature]
OFFICE OF STAMPS,
CHANDRA.



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I Sarvashi.
MOHAMMED A. NENSEY, Managing Director of Royal Palms (India)
Pvt. Ltd. Formerly Known as AMIR PARKS & AMSUEMENT PVT.
LTD. Survey No.169(pt), Aarey Milk Colony Road, Near Unit No.26,
Goregaon (East) Mumbai 400 065 (hereinafter referred to as "the
Company") SEND GREETINGS :

WHEREAS I am not in a position to attend to various matters relating to
registration and/or admission of documents in connection with the properties
owned and possessed by the company and more particularly described in the
Schedules "A" herein below appearing.



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AND WHEREAS in the circumstances aforesaid it is necessary and also expedient for us to appoint an attorney who looks after affairs relating to the registration and admit execution of Agreement to sell/Deed of Conveyance/Agreement to Lease/Lease/Rectification etc (hereinafter referred to as "the document" for brevity sake) in respect of the above said property for and on behalf of the aforesaid company.

AND WHEREAS by resolution of the aforesaid company held in a meeting on 19th August 2002, I am authorised to appoint one or more attorneys to act for and on our behalf in the matters relating to the registration of various documents of the property of the company as mentioned herein below in the Schedule.

NOW KNOW YE BY THESE PRESENTS THAT I Mohammed AMIR NENSEY do hereby and hereunder nominate/appoint and constitute SHRI DILIP GOVIND UPLEKAR Vice President (Administration) as my true and lawful attorney for me and on my behalf to do the following:

- (1) To appear before the sub-registrars of assurances in Mumbai and/or any other place appointed by the Sub-Registrar and admit execution of the aforesaid documents and to do all acts-deeds and things necessary for effectively registering the aforesaid document/s.
- (2) To declare the value of the properties before the Sub-Registrar for the purposes of registration of the aforesaid documents.

AND I DO HEREBY agree to ratify and confirm all and whatever our said attorney shall or purport to do or cause to be done by virtue of these presents.

बदर-२	
Copy	92
२००४	

(3)

IN WITNESS WHEREOF, I have executed this Power of Attorney

This 11th day of September 2002

THE SCHEDULE "A" ABOVE REFERRED TO :

(Description of the larger property)

All those pieces and parcels of agricultural land falling in No Development Zone situate, lying and being at Village Marol Maroshi, Taluka ^{Andheri} ~~Boisar~~ in the Registration District and Sub-district of Bombay City and Bombay suburban and bearing Survey No.169(p) City Survey No.1627(p) and measuring about 240 acres equivalent to 975272.50sq.mts or thereabouts



SEAL AND DELIVERED

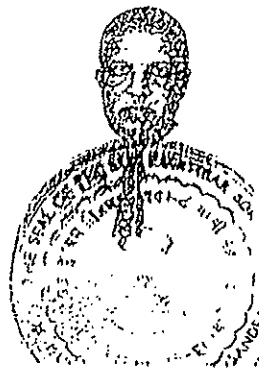
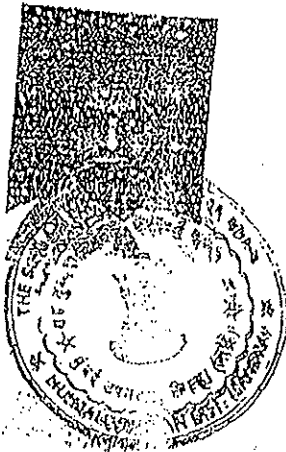
By Mohammed Amir Nensey

In the presence of

1. Shahk Shahid - Shahk Shahid
2. Sayed Ayub - Sayed Ayub



BEFORE ME.



बदर-२
2024 20

My

5/5/21/11/1

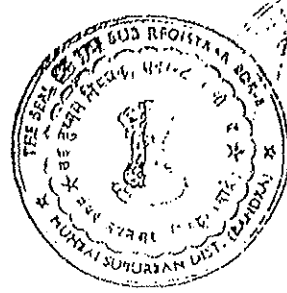
9433/12

General Power of Attorney has been Executed by (1) Mr. Mohamud Amir Nensey
 Age 29 Years Managing Director of
 Occupation Business Holding at Mys Royal Palace (Linda)
 In my presence
 The identity is Proved by Pwt 149

(1) Mr. Shakh Shabir Plot Sonney No 10/1/11
 (2) Mr. Mahesh Arline Sonney Milk Colony
 To my satisfaction Authentication for 1/1/11 Received Near Unit No 26

Sub-Registrar
 District, Mumbai Sub-Dist. Goregaon (C)
 one - page No 3 are correction
 there is no correction. Date of Addition Interline
 this General Power of Attorney
 Mumba 65

16/9/12
 Sub-Registrar
 District, Mumbai Sub-Dist. Goregaon (C)
 A-10/40
 Joginagar
 Borivali (C)
 Mumbai 61



नदर-२	
पृष्ठ १	२२
१२/०९/१२	

(1) *[Signature]*

247
No. C/ULC/D-III/Sec. 20/NBZ/MISC/

Office of the
Additional Collector & Competent
Authority (ULC), Greater Bombay,
New Administrative Building,
10th floor, Opp. Mantralaya,
Bombay- 400 032.

Dated : 18-1-1995.

To :

M/s Amir Parks & Amusement Pvt. Ltd.
Amir House,
113, Wodehouse Road,
Colaba, Bombay- 400 005.

SUB.:- Non-Vacant Land Certificate

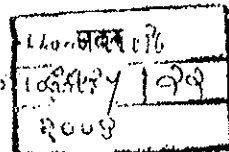
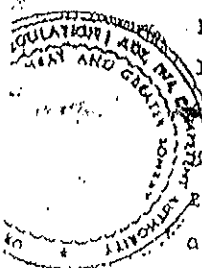
S.No. 169(pt) of village Maroshi
Goragaon(E), Taluka Borivli.

REF.:- Your application dated 12-4-1994 &
4-7-1994.

Sir,

Please refer your letters dated 12-4-1994 & 4-7-1994 as referred to above. It is seen from the information supplied by you under your letters mentioned above in respect of the land under reference, the above land falls under 'No Development Zone' If it is so, the land is not 'Vacant Land' as per provisions of the section 2(q) of U.L. (C & R) Act, 1976. This letter is issued subject to the following conditions.

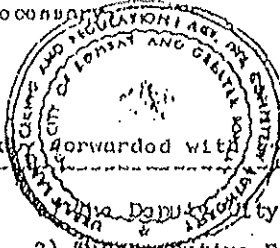
- 1) The information & documents supplied by you are correct & genuine.
- 2) If the Zone under the D.P. is changed the subject land would attract the UL (C & R) Act, 1976 and the provision of Chapter-III of the Urban Land (C & R) Act, 1975 would be applicable. The Land-holder would have been required to file the return under section 15 of the ULC Act, 1976.
- 3) As regards the dispute, if any, in respect of the property it shall be at the risk of the applicant.



(P. 1. 1. 1.)

4) Activities permissible in 'No Development Zone' shall be in conformity with the D.C. regulations of Greater Bombay permission thereof be obtained from BMC only.

5) In case of any change in the zoning of the area, specific of the Competent Authority will be Yours faithfully,
noconbury



(S. B. Dharmadhikari)
Additional Collector & Competent
(ULC), Greater Bombay.

Copy forwarded with compliments to :-

1) The Deputy City Engineer D.P., BMC, Bombay- 400 001.

2) The Executive Engineer, D.P. (W.S.) 'P & R' Ward, Kandivalli (W) Bombay- 400 067.

On date/18.1.



वदर-२	
२०२५	२३
२०२६	

PROLED CARE

No. 0839

[illegible]

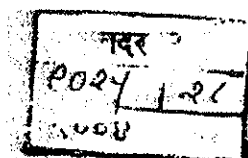
बदर-२

RM-24

২০৮৫

कोरी पञ्चिका

(६५) आगे पहा.





दुय्यम निवेधकः बोरीवली १ (मालाड)

Friday, October 01, 2004
04:57:05 PM

नोंदणीपूर्व गोपयारा

(1) विलेखाचा प्रकार	भाडेवट्टा
(2) मोबदला	रु. 600,000.00
(3) बाजारभाय (भाडेपट्ट्याच्या बाबतीत)	रु. 634,500.00
पट्टाकार आकारणी देतो की पट्टेदार से नमूद कराये)	
(4) बाजारभायप्रमाणे मूलांक शुल्क	रु. 31,300.00
(5) बाजारभायप्रमाणे नोंदणी फी	रु.6345.00
(6) दस्त निष्पादित केल्याचा	17/09/2004

सूचना
1) ही माहिती पक्षकारांनी साक्षात्मित केलेल्या इनपुट फॉर्मवर अन्वयित आहे.
2) दस्तावी माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी रवीकारला असा नाही. दुय्यम निवेधक दस्त नाकारून शक्यते किंवा मिळानुसार योग्य ती अन्य कार्यवाही करू शकतात.
3) बदल/दुरुस्ती कराव्यात.
गसलेला मजदूर खोटाचा
4) बर्मांक 1,2,3,4,5,6 मध्ये बदल करताना येणार नाही

(7) गुळाची संख्या	31
(8) यू.गामन, फोटीहेस्ता व परकापंक (असल्यास)	(1) सिटिडेशन क्र.: 1627
(9) मालमतेचे इतर वर्णन	(1) वर्णन: भाडेपट्टा मुदत 999 वर्षे, वार्षिक भाडे रु. 1/-, फॉर्म नं. 62, कॉटेज क्र. 23, जागीनीने क्षेत्रफल 111.75 चौ.मी. व एच. एस. आय 3000 चौ. फुट

(10) क्षेत्रफल	(1)
(11) आकारणी किंवा जुळी देण्यात आलेले क्षेत्र	(1)
(12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रसिवादीचे नाव व पत्ता	(1) मे/- रॉयल पाल्म (इं) प्रा लि /अमिर चारर्स अँड अँस्युलमेंट प्रा लि चे संचालक मोहम्मद नेन्दी तर्फे मुखत्यार दिलीप गोविंद उपळेकर - ; घर/फ्लॅट नं: युनीट नं. 26; गल्ली/रस्ता: ; ईमारतीचे नाव: रॉयल पाल्म; ईमारत नं: ; पेठ/वसहता: आरे वॉल-बी; शहर/गाव: मोरगाव पु. मं: तालुका. : पिन: 42 वैन नम्बर. -
(13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता	(1) मे/- अदलेर प्रॉपर्टीज अँड इनव्हेस्टमेंट प्रा लि चे संचालक सुरेश हेमडे - ; घर/फ्लॅट नं: 171; गल्ली/रस्ता: ; ईमारतीचे नाव: मितल कोर्ट; ईमारत नं: ; पेठ/वसहता: ; शहर/गाव: नरीमन पॉईंट, मुं: तालुका: ; पिन: 21; वैन नम्बर: -

पूर्व नोंदणी गोपयारा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

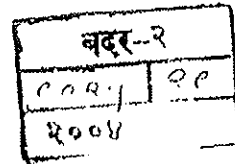
पूर्व नोंदणी गोपयारा तपासून पाहिला तो बरोबर आहे/त्याच्यात त्रुटी केलेले बदल/दुरुस्ती कराव्यात.

(पक्षकाराची स्वाक्षरी)

(डाटा एंट्री ऑपररेटर की स्वाक्षरी)

नोंदणीपूर्व गोपयारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्तावी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्ती याचा समावेश करण्यात आला आहे.

(दुय्यम निवेधकाची स्वाक्षरी)



01/10/2004

दुर्यय निबंधका
6:59:19 pm योरीपली 1 (माताड)

दस्त गोषवारा भाग-1

वतर-2

दस्त क्र 9025/2004

दस्त क्रमांक : 9025/2004

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नावा मे/- जेडलेर प्रोपर्टीज अँड हनव्हेस्टिंग प्रा लि ये
संचालक सुरेश हेगडे
पत्ता: घर/फ्लॅट नं: 171
माली/वरता: -
हजारतीचे भाग: मिचल कोर्ट
न्यायात ये:
पेच/पसामत:
आरड/पसामतीचा पोंईट.

सिद्धन देणार

नम - 47

सही

26157



2 नावा मे/- रॉयल फॅलम (ई) प्रा लि /अगिर चार्ले अँड
ऑगुस्टाँट प्रा लि मे रॉयल-कम भोवमन मेन्सी सही
मुख्यालय मिल्डोप गोमिन पळ्केकर
पत्ता: घर/फ्लॅट नं: युनीट नं. 171
माली/वरता: -
हजारतीचे भाग 2

सिद्धन देणार

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26157



वदर-2

2008

2008



दस्तावेज क्र. 9025-2004

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दस्तावेज क्र. 9025-2004 चा योगदान
मागील मुल्य : 634500 मोबदला 600000 भरलेले शुद्ध शुल्क : 31730

दस्तावेज देवताया दिनांक : 01/10/2004 06:54 PM
निष्पादनाचा दिनांक : 17/09/2004
दस्तावेज करणा-याची सही :

(Signature)

दस्तावेज प्रकार : 36) भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 01/10/2004 06:54 PM
शिवका क्र. 2 ची वेळ : (प्री) 01/10/2004 06:58 PM
शिवका क्र. 3 ची वेळ : (न्याय) 01/10/2004 06:59 PM
शिवका क्र. 4 ची वेळ : (न्याय) 01/10/2004 06:59 PM

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1) प्रगीत- खंडाकर, घर/प्लॉट नं:

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं :

पेठ/वसाहत : सरकारी वसाहत

शहर/गाव/पोस्टा प. मु

जिल्हा :

पिन : 41

2) विकास- चव्हाण, घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं :

पेठ/वसाहत :

शहर/गाव :

जिल्हा :

पिन :

(Signature)

द. निबंधकाची सही
सह. मुख्य निबंधक, पोरीवली-१,
महाराष्ट्र सरकार, मुंबई.



प्राप्ती क्र.: 9082 दिनांक: 01/10/2004

प्राप्तीचे वर्णन

नाम: मे/- अंडलेर प्रॉपर्टीज अँड इन्व्हेस्टमेंट प्रा
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6400 : नोंदणी की

020 : न्याय (अ. 11(1)), पुण्याच्या न्याय

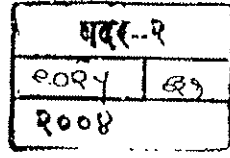
(अ. 11(2)).

सन्वय (अ. 12) व सन्वय (अ. 12)

एकत्रित प्री

7020: एकत्रित

सह. मुख्य निबंधक, पोरीवली-१,
महाराष्ट्र सरकार, मुंबई.



दस्तावेज देवताया दिनांक : 01/10/2004 06:54 PM

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दुय्यम निबन्धकः बोरीवली 1 (मालाड)

दस्तावेजक्रमांक व वर्षः 9025/2004

Friday, October 01, 2004

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सूची क्र. दोन INDEX NO. II

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गावाचे नाव : मरोशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते मगूद करावे) मोबदला रु. 600,000.00
वा.भा. रु. 634,500.00
- (2) भू-मापन, फोटोहिरसा व घरामांक (असल्यास) (1) सिटीएस क्र.: 1827 दर्जन भाडेपट्टा मुदत 999 वर्षे, वार्षिक भाडे रु. 1/-, प्लॉट नं. 62, कॉटेज क्र. 23, जमीनीचे क्षेत्रफळ 777.75 चौ.मी. व एफ. एस. आय 3000 चौ. फुट
- (3) क्षेत्रफल (1)
- (4) आवश्यकी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- रॉयल पाल्म (इं) प्रा. लि./अमिर फावर्स अँड अॅम्बुझमेंट प्रा लि चे संचालक मोहम्मद नेन्सी तर्फे मुख्यालय दिल्ली मोहिंद उपलेकर - ; घर/प्लॉट नं: युनीट नं. 26; गल्ली/रस्ता: -; ईमारतीचे नांव: रॉयल पाल्म; ईमारत नं: -; पेठ/वसाहत: आरे कॉलनी; शहर/गाव: गौरेगाव पु. मं; तालुका: -; पिन: 65; ग्रॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे/- अँडलेर प्रॉपर्टीज अँड इन्व्हेस्टमेंट प्रा लि.चे संचालक सुरेश हेगडे - ; घर/प्लॉट नं: 171; गल्ली/रस्ता: -; ईमारतीचे नांव: मितल कोर्ट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नरीमन पॉईंट, मुं; तालुका: -; पिन: 21; ग्रॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 17/09/2004
- (8) नोंदणीचा 01/10/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 9025 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 31730.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 6400.00
- (12) शेर

DATED THIS 17th DAY OF SEPTEMBER 2004

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