(1)

2

PLOT NO. 3.

Royal Palms
Original title deed

Friday, September 24, 2004

10:27:04 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 8823

गावाचे नाव मरोशी

दिनांक 24/09/2004

दस्तऐवजाचा अनुक्रमांक वदर2 - 08769 - 2004

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: मे बग्सी प्रॉप्र ॲण्ड इन्फ्रा प्रा लि चे संचालक सुरेश हेगडे - -

नोंदणी फी	:-	6400.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (31)	:-	620.00
एकूण	रु.	7020.00

आपणास हा दस्त अंदाजे 10:41AM ह्या वेळेस मिळेल

दुय्यम निंबधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 634500 रु. मोबदला: 600000रु.
भरलेले मुद्रांक शुल्क: 31730 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: स्टेट बेंक ;
डीडी/धनाकर्ष क्रमांक: 947025; रक्कम: 6400 रु.; दिनांक: 13/08/2004

दुय्यम निबंधक: बोरीवली 1 (मालाड)

दस्तक्रमांक व वर्ष: 8769/2004

Friday, September 24, 2004
10:28:13 AM

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	भाडेपट्टा मोबदला रु. 600,000.00 बा.भा. रु. 634,500.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 1627 वर्णन: जमिनीचे क्षेत्र 621.45 चौ मी ,एफ एस आय 3000 चौ फूट , प्लॉट नं 3, कॉटेज नं 25, भाडेपट्टा मुदत 999 वर्षे, वार्षिक भाडे 1/- रु
(3)क्षेत्रफळ	(1)
(4) आकारणी 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 (इ) प्रा लि /अमिर पार्क्स ॲण्ड ॲम्युझमेंट प्रा लि चे संचालक मोहम्मद नेन्सी तर्फे मुखत्यार दिलीप गोविंद उपळेकर - -; घर/फ्लॅट नं: युनिट नं 26; गल्ली/रस्ता: -; ईमारतीचे नाव: आरे कॉलनी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: गोरेगाव पू; तालुका: -; पिन: -; पॅन नम्बर: अे अे बी सी आर 9424 आर.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) मे बग्सी प्रॉप्र ॲण्ड इन्व्हे प्रा लि चे संचालक सुरेश हेगडे - -; घर/फ्लॅट नं: 171; गल्ली/रस्ता: -; ईमारतीचे नाव: मित्तल कोर्ट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नरिमन पॉईंट; तालुका: मुं;पिन: 23; पॅन नम्बर: अे अे अे पी एच 8673 सी.
(7) दिनांक करून दिल्याचा	17/09/2004
(8) नोंदणीचा	24/09/2004
(9) अनुक्रमांक, खंड व पृष्ठ	8769 /2004
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 31730.00
(11) बाजारभावाप्रमाणे नोंदणी	रु 6400.00
(12) शेरा	

THE BANK OF RAJASTHAN LTD.

Br FORT, MUMBAI Date 14-9-04

Stamp Duty	Rs. 31825/-
Service Charges	Rs. 20/-
Total	Rs. 31845/-

Name of stamp duty paying party Bugsy Properties and Investments private Ltd

Name of counter party Royal Palms India Private Limited

Purpose of transaction Lease Agreement

Cheque No. if any 571061

Drawn on Bank Bank of Rajasthan

Branch Fort Mumbai

DELIVERED

Cashier Authorised signatory

Adhs-1/750Px20L/5/04/JS

THE SUB REGISTRAR BORIVALI NO. 1 उपनिबंधक बोरिवली-१ ठाणे, जिल्हा (ठाणे) THANE DIST. (BANDRA)

बदर - २

८६६९ | ९

२००४

31,725/-

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 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 ***BUGSY 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 possessed

The Bank of Rajasthan Ltd. Fort Mumbai

भारत 03636 107089 Special Authority SEP 14 2004 महाराष्ट्र

INDIA STAMP DUTY MAHARASHTRA Rs. 00 31725/- PB5130 13:10

For THE BANK OF RAJASTHAN FORT, MUMBAI

Authorised Signatory

वदर-२ 1066 2004

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 consequently (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 owners as stipulated in the Government of Maharashtra guidelines for development under such zones by their letter nos.DCR/2218/UD11

बदर-२
CLEE 3
२००४

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, restaurants, health, farms, clubs, golf course, gliding 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 the 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

सदर २
1066 6
२००४

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 17th October 1994 agreed to sell a portion thereof admeasuring 903 square meters equivalent to 9720.13 square feet and bearing (private) Plot No.29 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.29 which was agreed to be sold to the Lessee by Plot No. 3 admeasuring 621.45 sq. meters and shown with Legend Cottage No.25 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 written being 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 written and hereinafter referred to as "the demised land";

बदर २
७६८ | ५
२००४

(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 17th October, 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 621.45 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" hereto and being a part of the said larger property described in the First Schedule hereunder written together with the right to use the access 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. 169 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

बदर
८७९९ | ९
२००४

years commencing from the date of these presents and determinable as hereinafter provided paying therefore during the whole of the said term the annual rent of Re.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 Lesssor 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 1 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 F.S.I. 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 larger 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

बदर-२
1668 | 6
२००४

proper enjoyment of such common amenities and facilities for 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 villa and 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.

बदर
C66C 6
२००४

(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 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 amounts 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 costs and expenses a residential villa on the demised land strictly 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.

बहर २
८७६८ | ८
२००४

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 relatable to the area of the demised land. The Lessee shall also be entitled to utilize T.D.R., if available, on the demised land relatable 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, meter deposits 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.E.S. Ltd. or MSEB for the purpose.

बहर-
6662 | 90
२००४

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 ore the Lessee as the case may be to the other in accordance with the provisions herein before contained.

11. All costs, charges and expenses in respect hereof or any counter part of or relating to the stamp duty and registration charges shall be paid by the lessee each party shall bear their respectively advocates fees.

बदर २
८७६८ | ११
२००४

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 falling 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 903 square meters equivalent to 9720.13 square feet and bearing (private) Plot No.29 and being part of the larger property more particularly described in the First Schedule hereunder written.

:THE THIRD SCHEDULE ABOVE REFERRED TO:

A portion of a piece of land admeasuring 621.45 sq. mts. equivalent to 743.28 sq. yards being Plot No. 3 and demarcated in blue coloured 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

बंदर
1066 92
२००४

1. Pradip N. Kapadia

2.

SIGNED AND DELIVERED)

by the withinnamed Lessee/s)

BUGSY PROPERTIES AND)

INVESTMENTS PRIVATE LIMITED)

in the presence of.....)

For Bugsy Properties and Investments Pvt. Ltd.

Director / Authorised Signatory

1. Rajda 17/9/04

2. Advocate & Solicitor

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

Director

WITNESSES :

Pradip N. Kapadia

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२

CWEC 92

२००४

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 Filteration Plants

7.0 Recycling Systems

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

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURB

बदर २
८७६९ क्र
२००४

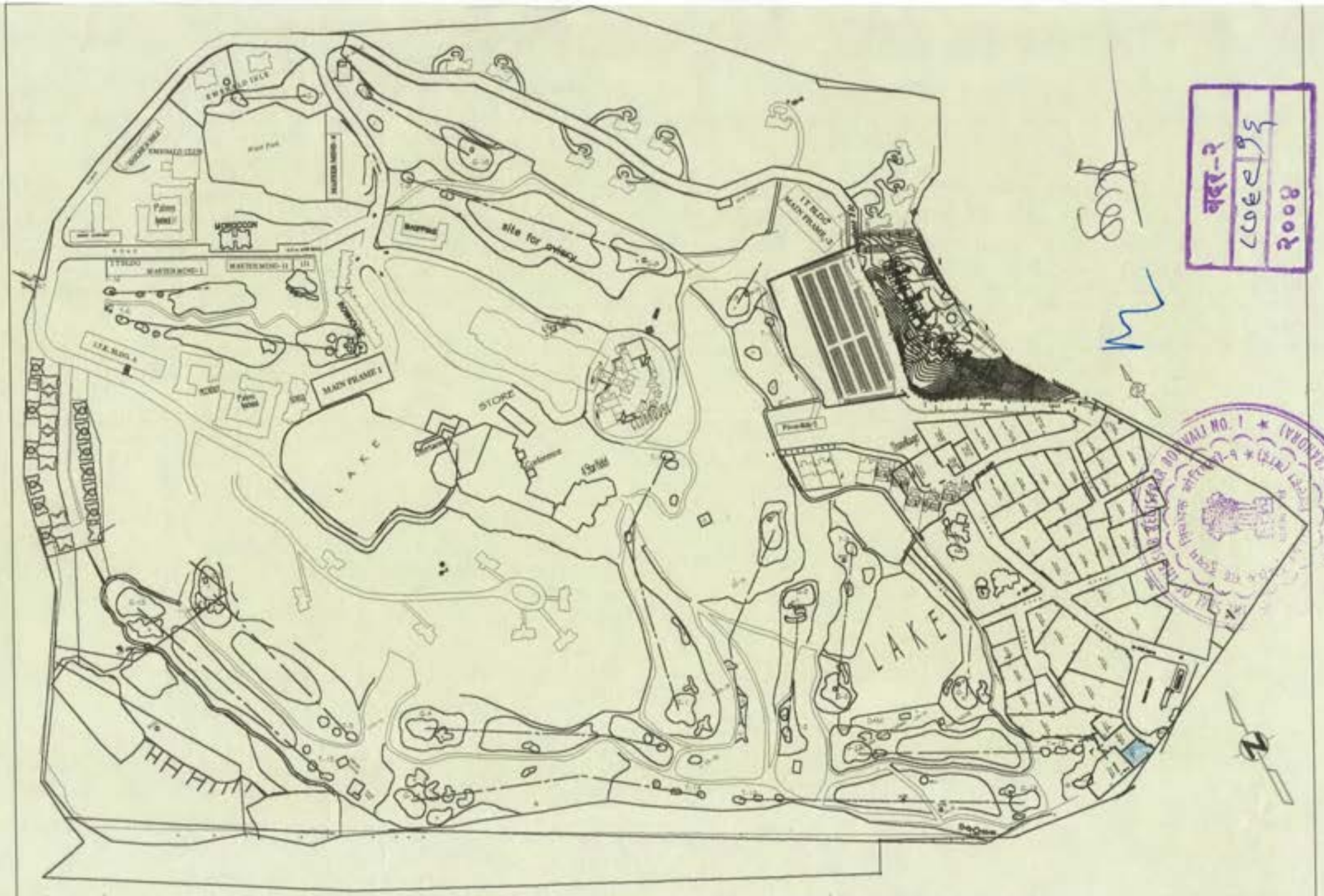
ANNEXURE "D"

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**

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बदर २
६६९९
२००४



LAYOUT PLAN FOR ROYAL PALMS INDIA Pvt. Ltd. MUMBAI

COTTAGE NO.	PLOT No.	IOD NO	DATE OF IOD	AREA IN SQ.MTRS
A-24	61	6757	15-10-96	781·95 M²
A-23	62	6778	19-10-96	777·73 M²
A-25	3	6763	19-10-96	621·45 M²
A-51	11	6761	19-10-96	1144·00 M²
A-27	7	5871	26-07-96	728·56 M²
A-26	5	6770	19-10-96	685·36 M²
A-40	33	6870	26-07-96	1113·10 M²
A-28	1	6874	26-07-96	727·87 M²
A-29	6	6877	26-07-96	724·55 M²
A-30	2	6878	26-07-96	306·46 M²
A-35	31	5887	26/07/96	846·54 M²
A-44	29	6768	25-08-95	902·18 M²
A-34	14	6868	26-07-96	925·85 M²
A-33	21	6869	27-07-96	842·70 M²
A-52	12	6760	15-10-96	1107·60 M²

SD
AMIR NENCY

LAYOUT OF BUNGLOW PLOTS AT THE ROYAL PALMS ESTATE

SCALE 1:500

बदर-२
८७६९ १७
२००४

Rs. 100/- ONE HUNDRED ONLY

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG. BANDRA (E)
MUMBAI - 400 051
MAH/GSO/010

SPECIAL ADHESIVE
Rs 0000100/ 11.9.2002
281933 00047
INDIA MAHARASHTRA

Superintendent of Stamps,
BANDRA.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I Sarvashri **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 .

बदर-२
२००८/९८
२००४

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.

बहर-२
४६६ | १८
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 ~~Borivali~~ Andheri 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 admeasuring about 240 acres equivalent to 975272.50sq.mts or thereabouts

SIGNED SEALED AND DELIVERED)
By withinnamed)
Shri. Mohammed Amir Nensey)
)
In the presence of .....)

1. Shaikh Shakil
2. Sayed Ayub

BEFORE ME.

बदर-२
८८६९/२०
२००४

मुद्रांकशुल्क

9933/02

General Power of Attorney has been Executed By (1) Mr./Mrs. Mohamad Amir Nensey

Aged 29 Years

Occupation Business Residing at Managing Director of M/S Royal Palm (India)

In my presence I

Their identity is Proved by Pvt Ltd

(1) Mr Shaikh Shakil Flat Survey No 165(pt)

(2) Mr Mahesh Ahire Aarey Milk Colony

To my satisfaction

Authentication Fee of Rs. 5/- Received Pear Unit No 26

Sub-Registrar Goregaon (E)

Mumbai Sub.-Dist.

Note—Page No 3 are correction Mumbai 65

There is no correction, Erasure, Addition, Alteration

this General Power of Attorney.

20 Robodi No 1

16/9/02 Sub-Registrar Thane (W)

Borivali T, Mumbai Sub-Dist.

Thane

Dist Thane

A-10/09

Jogeshwari

Borivali (W)

Mumbai

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (BANDRA)

बदर-२

८७६९/९९

१००४

247

No.C/ULC/D-III/Sec.20/NDZ/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,
115, Wodehouse Road,
Colaba, Bombay- 400 005.

SUB.:- ' Non-Vacant Land Certificate '
S.No. 169(pt) of village Maroshi
Goregaon(E), Taluka Borivali.

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, 1976 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 ~~title~~ title over the property it shall be at the risk at the applicant.

(P.T.O.)

बुदर-२
CCEC 22
२००४

4) Activities permissible in ' No Development Zone' shall be in confirmity 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 necessary.

Yours faithfully,

(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, B.P. (W.S.) ' P & R ' Ward, Kandivali (W) Bombay- 400 067.

Gadade/18.1.

THE SEAL OF THE SUB REGISTRAR ... NO. 1 ... SUBURBAN DIST. (BOMBAY)

बदर-२
८७९९ ९४
२००४

12 AUG 2003

104684

PS051032034 01/04/2003 30/09/2003 PS16007 S NO

2003 2004 200310 31/03/2003

0 0

0

P O AMIR PARKS
AND
AMUSEMENTS PVT LTD
AMIR HOUSE
115 WOOD
HOUSE ROAD COLABA

PS16007 S NO 109(PT) OF VILLAGE MAROL MAROSHI PLOT OF LAND
PO AMIR PARKS AND MUSEMENTS PVT LTD

01/04/2003 30/09/2003	430985	0	430985	0

34.00% 104684	0	12.50%R 26937	0	7.50%R 16162	12.00% 25859	6%R 12930	0	0.50% 1077	15% 32324
	0	0	0	0		0		

PR		
PS-05-1032 03-4		200310
104684		179937

01/04/1984	179937		179937

PS WARD,MITHANAGAR MUNI SCHOOL
COMPOUND GOREGAON MUMBAI 62

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 BORIVALI DIST. (SANDRAI)

वहर-२
८७६७
२००४

ANNEXURE – "D"

RULED CARD

No. 08390

मि. नं. बी. मिश्र

((९७३५५-०६))

((८०८४४२-३))

८०६८१-६ मौजे - चारी गांव, ता. भिवंडी

[१,२७,७६०-७]

[१,२४,७३६-५]

(मुंबई गांव)

५।५।९५ मा. जिल्हाधिकारी मुं. उपनगर जिल्हा
यांचेकडील आदेश क्र. सी. कार्या-२ का
सिटीएस वरील ९७३५५-०६ दि. ७।५।९५
अन्वये मि. प. वर दाखल असलेले ११०६६५२
पौ. मि. सेत्र रद्द करुन ते ९७३५५-०६ चौ. मी
असे दाखल केले.

जि. नि. मु. अ.
तथा म. मु. म. क.
म. उ. जि. मुंबई.

THE SEAL OF INFORMATION ... SUBURBAN DIST. (BANDRA)

बदर - २
८७९९ | २५
२००४

१२/१/०५ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश पत्र क्र. सी./कार्या. २क/लिटीव्ह/वशी ८८७/९३ दिनांक १८/११/०५ अन्वये नगर भूमापन सर्वे नं. क्र. १६२० मा. पिकतीचे क्षेत्र पूर्वी दारवठ केले ९१७३०० चौ.मि. देवजी आता ६०८६२३ अटे दारवठ केले व दि. ५/५/०५ ची मोंद रद्द केली. त्यामुळे बरोबर नं. क्र. १६२० पैकी अर्जदार यांचे प्रत्यक्ष ताब्यात असणारे क्षेत्र ८१३७७९.०० चौ.मि. असून १०३५७६.०० चौ.मि. क्षेत्र हे वादातीत आहे परंतु सदरचे वादातीत क्षेत्र चुकीचे असून त्याबाबत मा. जिल्हाधिकारी यांचे कडील शुध्दीपत्र क्र. सी/कामी-२क/लिटीव्ह/वशी ८८७/०५ दि. २२/११/०५ अन्वये सदरचे वादातीत क्षेत्र १०३५७६.० चौ.मि. देवजी ९२७६३३ चौ.मि. क्षेत्र आहे. त्याबाबत सदरचे क्षेत्र महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १३६, १३८ अन्वये चौकशीचे काम चालू आहे.

२४/८/०५ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १३६, १३८ अन्वये आदेश क्र. सी./कार्या. २क/सी.टी.एस./वशी ८८७/०३ दि. २२/८/०५ प्रमाणे सर्वे (सर्वेक्षण) ता. अंधेरी येथील क. ६.६.१६२० मा. पिकत्या पाणिकेचर पारवत असलेला ८०८४२.३ चौ.मी. क्षेत्रातून ६०६ ७.६ चौ.मी. क्षेत्र वगळ्यानंतर न.भू.क्र.१ मध्ये असलेले न.भू.क्र. सर्वे न.भू.क्र. १६२० मधून सेवढे क्षेत्र कमी करून ८२५५६०.५ चौ.मी. क्षेत्र कायम केले व मि.प. वर दारवठ असलेली दिनांक २२/११/०५ ची मोंद रद्द केली. ७१.

Seen
२४/८/०५
उ. भू. मु. १
मु. उ. वि. मुंबई

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 सह दुय्यम निबंधक बोरिवली-१ मुंबई उपनगर, जिल्हा (महाराष्ट्र) BOMBAY SUBURBAN DIST. (MAHARA)

बदर २
८७९९ | ०६
२००४

१८/८/२००० मा. अपर आयुक्त कोंकण विभाग मुंबई यांचे कडील क्र. अपील डेस्क - एल एनडी - ६६/२००० दि २०/५/२००० अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे दि. २६/११/९९ चे आदेशाबाबत दि. १५/२००० अन्वये आपीलाच्या अंतिम आदेशापर्यंत दिलेली स्थगिती उठविण्यात येत असून यापूर्वी अपिलाच्या अंतिम आदेशापर्यंत जशी आहे तशी परिस्थिती ठेवणेत यावी असे आदेश झालेची नोंद घेतली. फेर क्र. ३५ प्रमाणे

न. भू. क. पिंपळे

१५/८/२००० मा. अपर आयुक्त कोंकण विभाग मुंबई यांचेकडील क्र. अपील डेस्क./एल एनडी/६५/२००० दि ४/८/२००० अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे दि २६/११/९९ चे आदेश रद्द केले बाबतची नोंद घेतली. फेर क्र. ३८ प्रमाणे

न. भू. क. पिंपळे

१४/८/२०.०० मा. अपर सचिव मदतगार व वनविभाग मंत्रालय मुंबई यांचे कडील आदेश क्र. महाफा-२६००/१७३०/प्र.क्र.२५१/व-१ दि ५/८/२००० अन्वये मा. अपर आयुक्त कोंकण विभाग यांचे दि. १४/२००० चे निर्णयास स्थगिती देण्यात आली आहे तशा बाबतची नोंद घेतली. फेर क्र. ३८ प्रमाणे

न. भू. क. पिंपळे

नकलेचा क्रमांक - २२५९

नकलेचा प्रकार नोंदी

नकलेची तारीख 13/3/2002 नकलेचा प्रकार नोंदी

नकलेची किंमत 13/3/2002 शुल्क १८०-००

नकलेची किंमत 13/3/2002 शुल्क ५-००

नकलेची किंमत शुल्क १८५-००

नकलेचा तपशील

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी पिंपळे

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 SUBURBAN DIST. (BANDRA)

बदर--२

८७९ | २७

२००४

बृहन्मुंबई मु.

नगर भूमापन - मरोळ, वाकुळा - अंधेरी. न.भू.क्र. १६२१०

बे.का.मु.—२५,०००—१-८५—शा. का. ए५-(सीए) २०१
शा. नि., म. वि., क्र. ८६१६, दि. १६-१-२६;
शा. प., म. व मुंबई वि., क्र. २५३२२१-ब, दि. ४-१-६९.]

न.भू.मा. २५ म. कुरवणी
C. T. S. 2 m.

कोरी पत्रिका

२४/११/९९	मा० जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र० सी०/कार्या-३क/कलम-१३८/एस० आर०-२५/९९ दिनांक २४/११/९९ नुसार मौजे मरोळ (मरोशी) न०भू०क्र०-१६२१० मापर करतांना दाखवलेले २४७,१६० - ७ चौ०मी० ऐवजी ९२१७३९२ चौ०मी० (२२ एकर - २० गुंठे) दाखवले न०भू०क्र०१६२१० ची हद कमी केली.	पोलसार क्रमांक ३ 24/11/99 न.भू.अ., विलेपार्ले
/२०००	मा. अपर आयुक्त कोंकण विभाग मुंबई यांचेकडील अपील केस-एल.एन.टी-६९/२००० दि. १४/२/२००० नुसार व मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र-सी. कार्या-२क/कलम-१३८/एस.आर-२५/९९ दि. ३१/१/२००० अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दि. २४/११/९९ चे आदेशास मा. अपर आयुक्त कोंकण विभाग मुंबई यांचेकडील अपीलाच्या अंतीम निर्णयाधीन — स्थगिती दिल्याची नोंद घेतली.	सह. दु. नि. २ 31/01/2000 न.भू.अ., विलेपार्ले

(कु. मागेष्टा.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 उपनिबंधक बोरिवली-१ उपनगर, जिल्हा (मुंबई) SUBURBAN DIST. (BANDRA)

बदर
८७९९ २८
२००४

दुय्यम निबंधक: बोरीवली 1 (मालाड)

Friday, September 24, 2004
10:25:09 AM

नोंदणीपूर्व गोषवारा

(1)	विलेखाचा प्रकार	भाडेपट्टा
(2)	मोबदला	रू. 600,000.00
(3)	बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	रू. 634,500.00
(4)	बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 31730.00
(5)	बाजारभावाप्रमाणे नोंदणी फी	रू 6345.00
(6)	दस्त निष्पादित केल्याचा	17/09/2004
(7)	पृष्ठांची संख्या	31
(8)	भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 1627
(9)	मालमत्तेचे इतर वर्णन	(1) वर्णनः जमिनीचे क्षेत्र 621.45 चौ मी ,एफ एस आय 3000 चौ फूट , प्लॉट नं 3, कॉटेज नं 25, भाडेपट्टा मुदत 999 वर्ष, वार्षिक भाडे 1/- रु
(10)	क्षेत्रफळ	(1)
(11)	आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(12)	*दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	(1) मे/- रॉयल पाल्म (इ) प्रा लि /अमिर पार्क्स ॲण्ड ॲम्युझमेंट प्रा लि चे संचालक मोहम्मद नेम मुखत्यार दिलीप गोविंद उपळेकर - -; घर/फ़्लॅट नं: युनिट नं 26; गल्ली/रस्ता: -; ईमारतीचे न आरे कॉलनी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: गोरेगाव पू; तालुका: -; पिन: -; पॅन न अे अे बी सी आर 9424 आर.
(13)	*दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता	(1) मे बग्सी प्रॉप्र ॲण्ड इन्व्हे प्रा लि चे संचालक सुरेश हेगडे - -; घर/फ़्लॅट नं: 171; गल्ली/ -; ईमारतीचे नाव: मित्तल कोर्ट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नरिमन पॉईंट; ताल मुं; पिन: 23; पॅन नम्बर: अे अे अे पी एच 8673 सी.

सूचना

1) ही माहिती पक्षकारांनी साक्षांकित केलेल्या इनपुट फॉर्मवर आधारित आहे.
2)दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही.दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करु शकतात
3) बदल/दुरुस्त्या कराव्यात. * ला नसलेला मजकूर खोडावा
4)क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

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

बदर--२
८७९९ २९
२००४

पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले * बदल/दुरुस्त्या कराव्यात.

(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

(पक्षकारांची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

(दुय्यम निबंधकाची स्वाक्षरी)

C-DAC, DOR REGISTRATION VER

24/09/2004 दुय्यम निबंधकः
10:28:02 am बोरीवली 1 (गालाड)

दस्त गोषवारा भाग-1

वदर2
दस्त क्र 8769/2004

दस्त क्रमांक : 8769/2004
दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः मे बन्सी प्रोप्र अँण्ड इन्फ्रे प्रा लि चे संचालक सुरेश हेगडे - - पत्ताः घर/फ्लॅट नं: 171 गल्ली/रस्ताः - ईमारतीचे नावः मित्तल कोर्ट ईमारत नं: - पेठ/वसाहतः - शहर/गावः नरिमन पॉईंट तालुकाः *	लिहून घेणार वय 47 सही		
2	नावः मे/- रॉयल पाल्म (इ) प्रा लि /अमिर पार्क्स अँण्ड अँम्युझमेंट प्रा लि चे संचालक मोहम्मद मेन्सी तर्फे मुखत्यार दिलीप गोविंद उपळेकर - - पत्ताः घर/फ्लॅट नं: युनिट नं 26 गल्ली/रस्ताः - ईमारतीचे नावः	लिहून देणार वय 47 सही		

वदर-२
७६९ २०
२००४

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
MUMBAI SUBURBAN DIST. (BANDRA)

दस्त गोषवारा भाग - 2

वदर2
दस्त क्रमांक (8769/2004)

दस्त क्र. [वदर2-8769-2004] चा गोषवारा
बाजार मुल्य :634500 मोबदला 600000 भरलेले मुद्रांक शुल्क : 31730

दस्त हजर केल्याचा दिनांक :24/09/2004 10:21 AM
निष्पादनाचा दिनांक : 17/09/2004
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :36) भाडेपट्टा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 24/09/2004 10:21 AM
शिक्का क्र. 2 ची वेळ : (फी) 24/09/2004 10:27 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 24/09/2004 10:27 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 24/09/2004 10:27 AM

दस्त नोंद केल्याचा दिनांक : 24/09/2004 10:27 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) प्रमोद खांडेकर- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: सरकारी वसाहत
शहर/गाव: बांद्रा पू
तालुका: -
पिन: -
2) अयूब खान- - ,घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

दु. निबंधकाची सही
बोरीवली 1 (मालाड)
सह. दुय्यम निबंधक बोरीवली-१
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 1
सह दुय्यम निबंधक बोरिवली-१
मुंबई उपनगर, जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

पावती क्र.:8823 दिनांक:24/09/2004
पावतीचे वर्णन
नांव: मे बरसी प्रॉप्र ॲण्ड इन्व्हे प्रा लि चे संचालक सुरेश हेगडे - -

6400 :नोंदणी फी
620 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

7020: एकूण

दु. निबंधकाची सही, बोरीवली 1 (मालाड)
सह. दुय्यम निबंधक बोरीवली-१
मुंबई उपनगर जिल्हा

वदर--२
८७९९ 39
२००४

प्रमाणित करण्यात येते की, या
स्तोमध्ये एकूण 39 पाने आहे.
सह. दुय्यम निबंधक बोरीवली-क्र. १
मुंबई उपनगर जिल्हा.

वदर-२/८७९९/२००४
पुस्तक क्रमांक २, क्रमांक वर
मोबदला.
दिनांक: 28/9/08
सह दुय्यम निबंधक, बोरीवली-१
मुंबई उपनगर जिल्हा.

****

DATED THIS 17th DAY OF SEPTEMBER 2004

****

ROYAL PALMS (INDIA) PRIVATE LIMITED

.....Lessors

To

BUGSY PROPERTIES AND INVESTMENTS PRIVATE LIMITED

.....Lessee

10.31

DEED OF LEASE

SHIRALKAR & CO.
ADVOCATES & SOLICITORS