



Thursday, April 26, 2012
4:53:18 PM

पावती

Original

नोंदणी 39 म.
Regn: 39 M

पावती क्र. : 4673

दिनांक 26/04/2012

गावाचे नाव मजारा

दस्तऐवजाचा अनुक्रमांक वदर1 - 04639 - 2012

दस्ता ऐवजाचा प्रकार अभिलेखांतरणपत्र

सादर करणाराचे नाव: अभियेक प्रमोटीज तर्फे मागीदार अभियेक दिनेश सिंह

नोंदणी फी

नक्कल (अ. 11(1)), प्रस्तावनाची नक्कल (अ. 11(2))
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (302)
इंड फलम 25

एकूण रु.

30000.00

6000.00

45000.00

85040.00



आपणास हा दस्त अंदाजे 5:07PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अधेरी 1 (वांटा)

चाजार मुल्य: 22400000 रु. मोबदला: 224000000 रु.

भरलेले मुद्रांक शुल्क: 1120500 रु.

देयकाचा प्रकार: शीडी/घनाकर्षाद्वारे;

बेकेचे नाव व पत्ता: एच डी एफ सी बँक लि. गु. 25;

शीडी/घनाकर्ष क्रमांक: 039179 व 039181; रक्कम: 75000 रु.; दिनांक: 26/04/2012

REGISTERED ORIGINAL DOCUMENT

RECEIVED ON... 7 MAY 2012

Page 1 of 1

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001.

E 226191

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. 93047

Receipt Date : 25-JAN-12

Received From : M/S ABHISHEK PROPERTIES

On Account of : FINES AND PENALTY

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (in Rs)
PO	38436	24-JAN-12	HDFC BANK LTD.	0	45,000.00

DELIVERED बदर-१
०८३९/१९
२०१२

Case No. : SDE/NEW/67/12.

Lot No. : Lot Date :

Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)

DELIVERED

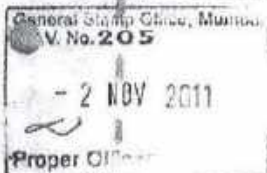


Rs. 45000

Rupee Forty Five Thousand only

Total: 45,000.00

Note : At the time of Registration, please produce the original receipt before the
Cassier-Registration
Signature/Designation



SHRI V. P. NANDURKAR

दिनांक: २०११
श्री. उद्योती प्र. दुआ
६ कोठारी चाल नं. ३, भासुवेन ऐजणकर मार्ग,
सुवेत (पश्चिम), मुंबई - ४०० ०१५
L.S.V. No. 205

CONVEYANCE DEED



For Landmark Heights Pvt. Ltd.

Director

THIS INSTRUMENT is made and executed on the 14th day of November, Two Thousand Eleven BETWEEN ABHISHEK PROPERTIES PRIVATE LIMITED, incorporated under the provisions of the Companies Act, 1956, having its registered office at Shop No.6, B-17, Sector Vaishali CHS Ltd., Vaishali Nagar, Mumbai-400102, hereinafter referred to as the "Vendor" (which expression shall unless it be manifest to the contrary or meaning thereof be deemed to include its successors) of the One Part.



For ABHISHEK PROPERTIES

For Landmark Heights Pvt. Ltd.

Director



CERTIFIED TRUE COPY
P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

11 JUL 2012

82

mv 2 24,00,000

Certificate u/s. 41 of the Bombay
Stamp Act, 1958.
No. Adj. S.D.E. / NE 67/12
Office of the Collector of Stamps
Dated 4/2/2012

Received from Shri Mr. Abhishek Properties.
resident of
Insufficient Stamp duty of Rs. (1120500/-) Eleven lakh twenty thousand five
hundred only.
vide challan No. 24/47 dated 25.1.2012
chargeable under article 25(b)
of schedule I of Bombay Stamp Act, 1958
Certified under Section 41 of the Bombay
Stamp Act, 1958 that the proper duty of
Rs. (1120500/-) Eleven lakh twenty thousand five hundred only,
and penalty Rs. (15000/-) fifteen thousand only,
under article 25(b) of schedule I have
been paid in respect of this instrument.

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

Place ONE II
Date 4.2.12

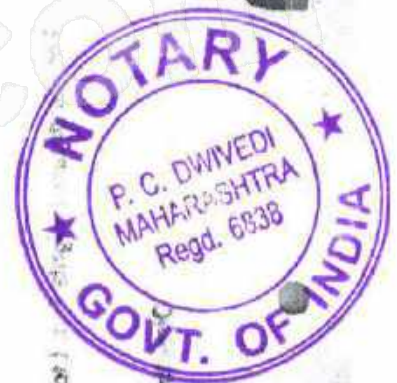
Collector of Stamps
Maharashtra-II

42	2
8832	8



सविन्य संकेतान् प्राप्त कर्तव्यं भाव्यं तसि. 28/7/12
सविन्य संकेतान् प्राप्त कर्तव्यं भाव्यं तसि. 28/7/12
सविन्य संकेतान् प्राप्त कर्तव्यं भाव्यं तसि. 28/7/12

26/4/12
SUB-REGISTRAR ANDHRA PRADESH



M/S. ABHISHEK PROPERTIES a partnership firm having its registered office at 213, Regal Industrial Estate, Acharya Dhonde Marg, Sewree (West), Mumbai-400015 hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said Firm or their respective heirs, executors, administrators, successors and assigns) of the Other Part.

WHEREAS:

(a) The Vendor is the Owner and as such the Owner is well and sufficiently entitled and possessed to all that piece or parcel of land with structures standing thereon situated at Village Majas, Taluka Andheri, within the Registration District and Sub District of Mumbai City and District Mumbai Suburban bearing Survey No.12, Hissa No.1, and now bearing C.T.S. Nos.154 and 154/1 to 134 and bearing N.A. Plot No.23 of the Jogeshwari Scheme admeasuring 3233.60 sq. mtrs., or thereabouts and assessed by Assessors and Collectors under KE Ward No. 4596-2, 3A, 3B and 3C and more particularly described in First in the Schedule hereunder written (hereinafter for the sake of brevity referred to as the "**First Property**") by Deed of Conveyance dated 20th June, 2007 made between the (1) Shri Rasik Maganlal Gandhi, (2) Shri Ishwarlal Maganlal Gandhi and (3) Smt. Padma Yeshwant Parekh therein referred to as the Vendors of the One Part and the (1) Mr. Mohiddin Nizamuddin Umatiya, (2) Mr. Idris Musa Turkey And (3) Ms. Atiya Mohiddin Umatiya therein referred to as

For ABHISHEK PROPERTIES

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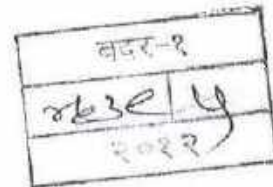
ABH

PARTNER

For Landmark Heights Pvt. Ltd.

W. M.

Director



herein therein referred to as the Party of the Third Part, for the consideration therein mentioned. The said Deed of Conveyance dated 20th June, 2007 is duly registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR4-4785-2007 on 27.06.2007.

(b) The Vendor is the Owner and as such the Owner is also well and sufficiently entitled and possessed to all that piece or parcel of land with structures standing thereon situate at Village Majas, Taluka Andheri, within the Registration District and Sub District of Mumbai City and District Mumbai Suburban bearing Survey No.12, Hissa

No.1, and now bearing CTS Nos.155 and 154/1 to 113 and bearing NA Plot No.21 of the Jogeshwari Scheme admeasuring 3021.20 sq. mtrs., or thereabouts and assessed by the Assessors and Collectors under KB Ward No.K-4596-3, 3A, 3B and 3C and more particularly described Secondly in the Schedule hereunder written (hereinafter for the sake of brevity referred to as the "Second Property") by

virtue of a Deed of Conveyance dated 20th June, 2007 made between the (1) Shri Jitendra Vrajlal Gandhi, (2) Shri Vasantrao Vrajlal Gandhi, (3a) Shri Bipin Mathuradas Gandhi, (3b) Shri Ramesh Mathuradas Gandhi, (3c) Smt. Bindu Jaswantrao Doshi alias Bindu Mathuradas Gandhi, (3d) Shri Jayant Mathuradas Gandhi, (4a) Shri Anandkesh Vindorai Gandhi, (4b) Shri Rajen Vindorai Gandhi, (4c) Smt. Pratima Jogesh Gandhi alias Pratima Vindorai Gandhi, (4d) Smt. Bhavna Anil Mehta alias Bhavna Vindorai Gandhi, (5) Smt. Prabhavati Anantrao Mehta alias Prabhavati Vrajlal Gandhi (6) Smt. Nirmala Jayantilal Gandhi alias Nirmala

For ABHISHEK PROPERTIES

[Signature]
PARTNER

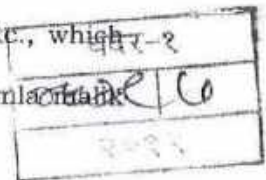
For Landmark Heights Pvt. Ltd.

[Signature]
Director

Director

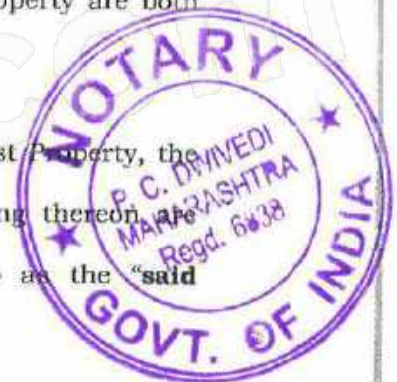
Part and (1) Mr. Mohiddin Nizamuddin Umatiya, (2) Mr. Idris Musa Turkey and (3) Mrs. Atiya Mohiddin Umatiya therein also referred to as the Confirming Parties of the Second Part and the Vendor herein therein referred to as the Party of the Third Part, for the consideration therein mentioned. The said Deed of Conveyance dated 20th June, 2007 is duly registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR4-4786-2007 on 27.06.2007.

(c) The First Property and the Second Property are both covered by several chawls/buildings/structures etc., which are occupied by various occupants/tenants and Imams of the various structures.



(d) The First Property and the Second Property are both occupied by tenants as per annexure II,

(e) Unless referred to individually, the First Property, the Second Property and the structures standing thereon are hereinafter shall collectively be referred to as the "said properties".



(f) In the circumstances, the Vendors herein are well and sufficiently entitled to the said properties as the owners thereof.

(g) The Vendors declare that:

(i) The said properties are completely occupied by slums and the same is occupied by various occupants who are not paying any rent and/or compensation to the Vendors and the Vendors are not in use and occupation of any portion or part of the said property.



For ABHISHEK PROPERTIES

[Signature]
PARTNER

For Landmark Heights Pvt. Ltd.

[Signature] *[Signature]*

Director

(ii) Save and except the Vendors no one has any share, right, title and interest on the said Properties.

(iii) The said Properties are free from all encumbrances, mortgages, litigations and is having a marketable title save and except to the extent of the occupants on the said properties.

(iv) The Vendors or its pre-successors in title have not created any tenancy, sub-tenancy nor given the said properties or any part thereof on leave and license basis nor for cultivation nor created any lien, charge, sub-lease, mortgages or encumbrances of any nature whatsoever in respect of the said properties nor have received any token or earnest or any other amount in any manner whatsoever nor they have entered into any agreement or arrangement with any person or party for sale or assignment or development of the said properties or any part thereof.

वर्कर-२
२०२२



(v) That there is no suit or any litigation pending in any court of law in India nor any decree or judgment or attachment is levied on the said properties.

(vi) That the said properties have direct access from public road and there is no boundary dispute with the owners of any adjoining property or any authority in respect of the said properties or any part thereof.



(vii) That there is no easement, license and right of way in respect of the said properties and that the said

For ABHISHEK PROPERTIES

For Landmark Heights Pvt. Ltd.

[Signature]

[Signature]

PARTNER

[Signature]

[Signature]

Director

properties are not subject matter of any acquisition or reservation in any manner whatsoever.

(viii) That the said Properties are not sub-divided by any authority or neither authorities nor have the Vendors received any order for sub-division or any notice from the government authorities or public bodies for sub-division or acquisition or requisition of the said Properties.

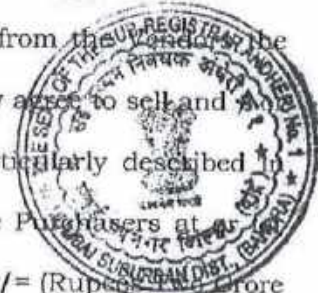
बदर-२	
४६३९	९
the City	२२

(x) All the revenue records including Survey Records, Talathi, Mamlatdar, Assessor and Collector, N. A. Order, Water department, etc., of the said properties stands in the names of the Vendors.

(xi) They are entitled to the said properties and are also entitled to develop the said properties by utilizing the balance F.S.I., T.D.R. etc., and/or under the provisions of the D.C.R Act, as the Owners of the said properties.



(g) Relying on the representations made by the Vendors to the Purchasers and believing the same to be true, the Purchasers have agreed to purchase from the Vendors the said properties and the Vendors hereby agree to sell and transfer the said properties more particularly described in the schedule hereunder written to the Purchasers at the lump sum price of **Rs. 2,24,00,000/=** (Rupees twenty four lacks only) free from all encumbrances,



mortgages, litigations and with marketable title but subject to the rights if any, of the occupants in respect of the

For ABHUSHEK PROPERTIES

For Landmark Heights Pvt. Ltd.

A

ABHUSHEK PROPERTIES

PARTNER

Director

Director

premises in their occupation as herein mentioned and for the price herein mentioned.

(h) Save as otherwise all out of pocket expenses, costs, charges of this Deed of Conveyance, stamp duty and registration fees shall be borne and paid by the Purchasers and each party shall bear and pay their respective Advocate's & Solicitors fees.

(i) Irrevocable Power of Attorney in favour of M/s. - 2
Abhishek Properties represented by its partner Mr. 90
Ketan D. Sanghvi & Mr. Abhishek B. Singh is being
signed and executed herewith this documents and
annexed as "Annexure - II".

NOW THIS INDENTURE WITNESSETH that in
consideration of a sum of **Rs. 24,00,000/=** (Rupees Twenty
Four Lacks Only) paid by Cheque/Pay Order bearing
No.905183 dated 06/10/2008 drawn on HDFC Bank,
Prabhadevi branch being the Part payment towards
consideration amount as aforesaid paid by the Purchasers to
the Vendors on or before the execution of these presents (the
payment and receipt whereof the Vendors doth hereby admit
and acknowledge and of and from the same and every part
thereof doth forever acquit, release and discharge the
Purchasers forever), balance sum of **Rs. 2,00,00,000/-** (Rupees Two crores only.) to be paid on or before execution of
this agreement. THEY the Vendors doth hereby absolutely
grant, convey, assign, transfer and assure unto the

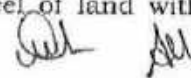
For **ABHISHEK PROPERTIES**
Purchasers forever (i) all that piece or parcel of land with

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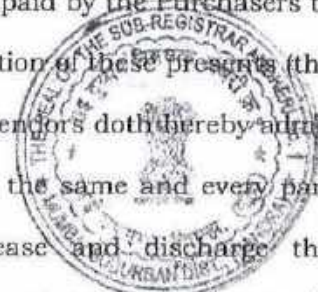
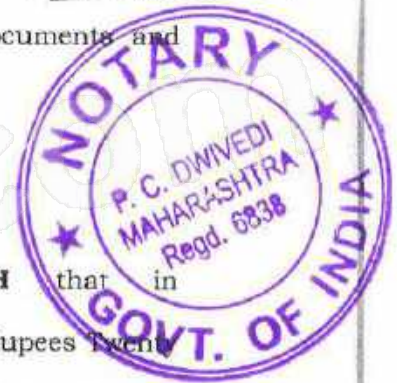


PARTNER

For **Landmark Heights Pvt. Ltd.**



Director



structures standing thereon situate at Village Majas, Taluka Andheri, within the Registration District and Sub District of Mumbai City and District Mumbai Suburban bearing Survey No.12, Hissa No.1, and now bearing C.T.S. Nos.154 and 154/1 to 134 and bearing N.A. Plot No.23 of the Jogeshwari Scheme admeasuring 3233.60 sq. mtrs., or thereabouts and assessed by the Assessors and Collectors under KE Ward No.K-4596-3, 3A, 3B and 3C and more particularly described in Firstly in the Schedule hereunder written (hereinafter for the sake of brevity referred to as the **"First Property"**) AND-2

(ii) all that piece or parcel of land with structures standing thereon situate at Village Majas, Taluka Andheri, within the

Registration District and Sub District of Mumbai City and District Mumbai Suburban bearing Survey No.12, Hissa No.1, and now bearing CTS Nos.155 and 154/1 to 113 and bearing NA Plot No.21 of the Jogeshwari Scheme admeasuring 3021.20 sq. mtrs., or thereabouts and assessed by the Assessors and Collectors under KE Ward No.K-4596-3, 3A, 3B and 3C and more particularly described

Secondly in the Schedule hereunder written (hereinafter for the sake of brevity referred to as the **"Second Property"**); the

First Property, the Second Property and the structures standing thereon are hereinafter for the

collectively referred to as the **"said properties"**, but subject to the occupancy rights of the occupants in respect of the

premises in their occupation and delineated by red colour boundary lines on the plan hereto in favour of the

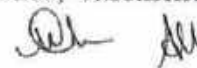
Purchasers TOGETHER WITH ALL AND SINGULAR the structures, chawls, well, courts, yards, areas, ways, walls,

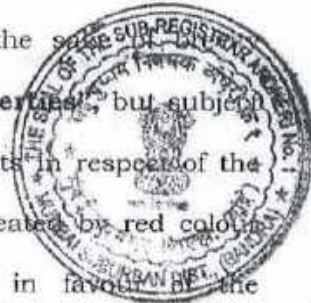
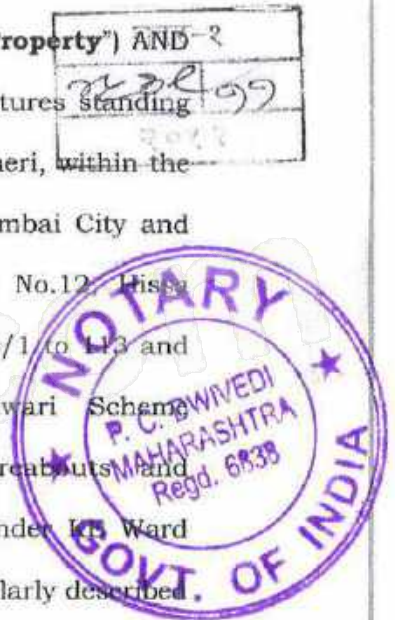
compounds, paths, passages, waters, watercourses, sewers, ditches, drainage trees, plants, lights, liberties, easements,

For ABHISHEK PROPERTIES

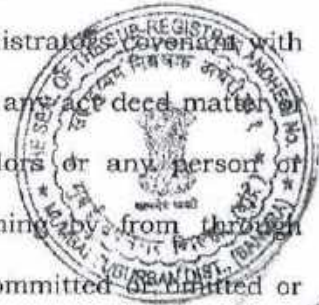
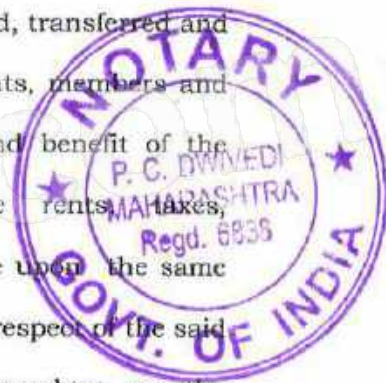
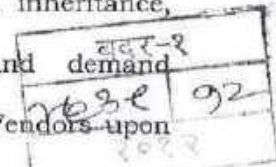
For Landmark Heights Pvt. Ltd.

 PARTNER

 Director



profits, privileges, advantages, rights, members and appurtenances whatsoever to the said properties belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said properties or any part thereof AND estate, right, title, interest, use, inheritance, property, possession, benefits, claim and demand whatsoever both at law and in equity of the Vendors upon the said properties or any part thereto TO HAVE AND TO HOLD the said properties granted, conveyed, transferred and assured or intended so to be with its rights, members and appurtenances UNTO and to the use and benefit of the Purchasers forever SUBJECT to the rents, taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in respect of the said properties to the Government of Maharashtra or the Municipal Corporation of Greater Mumbai or any other local public body or authority in respect thereof AND the Vendors do and each of them doth hereby for themselves their respective heirs executors and administrators covenants with the Purchasers that notwithstanding any act deed matter thing whatsoever by they the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made, committed or omitted or knowingly suffered to the contrary THEY the Vendors now have in themselves good right, full power and absolute authority to grant, convey, transfer, assure the said



For ABHISHEK PROPERTIES
properties herein granted, conveyed, transferred or assured

For Landmark Heights Pvt. Ltd.

X

(Signature)

PARTNER

(Signature)

(Signature)

Director

so to be unto and to the use of the Purchasers in the manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold enter upon occupy possess and enjoy the said properties and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit eviction interruption claim or demand whatsoever from or by the Vendors or their heirs or any of them or any person or persons lawfully or equitably claiming

or to claim by from under or in trust for them AND that free and clear and freely, clearly and absolutely acquitted

exonerated released and forever discharged or otherwise by the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates titles charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND

FURTHER that they the Vendors and all person or persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said properties hereby granted conveyed transferred and assured and confirmed or any part thereof by from under or in trust for them the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds matters things and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers in

For **ABHISHEK PROPERTIES** manner aforesaid as shall or may be reasonably required by **For Landmark Heights Pvt. Ltd.**

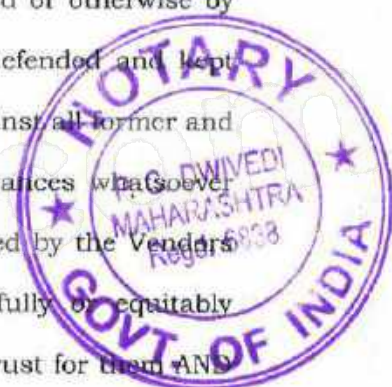
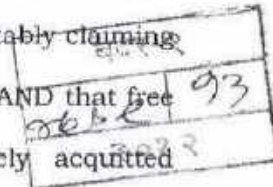
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[Signature]

PARTNER

[Signature] *[Signature]*

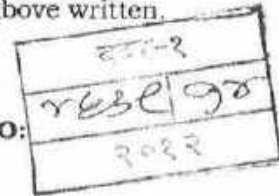
Director



the Purchasers, their respective heirs, executors, administrators, or assigns or their Counsel in law for assuring the said properties and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchasers in manner aforesaid.

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

THE SCHEDULE ABOVE REFERRED TO:



Firstly: All that piece or parcel of land with structures standing thereon situate at Village Majas, Taluka Andheri, within the Registration District and Sub District of Mumbai City and District Mumbai Suburban bearing Survey No.12, Hissa No.1, and now bearing CTS Nos.154 and 154/1 to 134 and bearing N.A. Plot No.23 of the Jogeshwari Scheme admeasuring 3233.60 sq. mtrs., or thereabouts and assessed by the Assessors and Collectors under KE Ward No.K-4596-3, 3A, 3B and 3C and bounded as follows.



On or towards the North: By land bearing CTS No.156

On or towards the South: By land bearing CTS No.153

On or towards the West: Partly by bearing CTS No.192 and partly by Road

On or towards the East: By Road



For ABHISHEK PROPERTIES

[Signature]

[Signature]

PARTNER

For Landmark Heights Pvt. Ltd.

[Signature] *[Signature]*

Director

Secondly: All that piece or parcel of land with structures standing thereon situate at Village Majas, Taluka Andheri, within the Registration District and Sub District of Mumbai City and District Mumbai Suburban bearing Survey No.12, Hissa No.1, and now bearing CTS Nos.155 and 155/1 to 113 and bearing NA Plot No.21 of the Jogeshwari Scheme admeasuring 3021.20 sq. mtrs., or thereabouts and assessed by the Assessors and Collectors under KE Ward No.K-4596-3, 3A, 3B and 3C and bounded as follows:

बद-२
२३२७५
२०२२

On or towards the North: By Road

On or towards the South: By land bearing CTS No. 154

On or towards the West: Partly by land bearing CTS No. 192 and partly by Road

On or towards the East: By Road



THE COMMON SEAL of the

M/S. LANDMARK HEIGHTS PRIVATE

LIMITED as pursuant to the Resolution passed by the Board of Directors at their meeting held on 18/11/11 at registered office) under Resolution hereunto)

"The Party of the First Part" through its Authorized Director)

For Landmark Heights Pvt. Ltd.

Abhishek Umadia
Director



For Landmark Heights Pvt. Ltd.

Abhishek Umadia
Director

Director



For ABHISHEK PROPERTIES

AK

AK PARTNER



1) Mr. Mohiddin Nizamuddin Umatiya

For Landmark Heights Pvt. Ltd.

Director

2) Mrs. Atiya Mohiddin Umatiya

For Landmark Heights Pvt. Ltd.



Director

who have all in token thereof :

their signatures hereto in the presence of..)

Mr. Rakesh S. Ghelani

SIGNED AND DELIVERED by the

within named "The Party of the Second

Part" M/S. ABHISHEK PROPERTIES

Through its partner

1) MR. ABHISHEK B. SINGH &



For ABHISHEK PROPERTIES

PARTNER

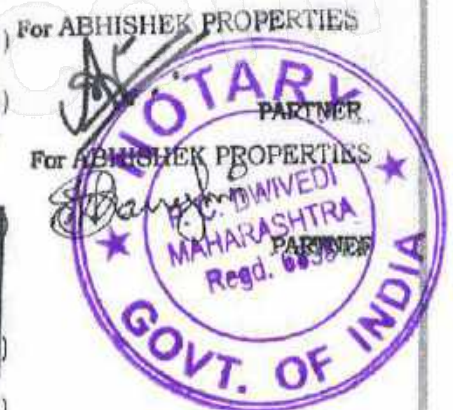
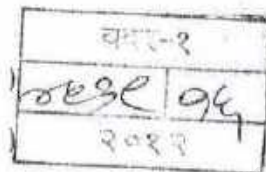
2) MR. KETAN D. SANGHVI



For ABHISHEK PROPERTIES

PARTNER

In the presence of...

Mr. A. U.

PAYMENT RECEIPT

Acknowledged to have received from)

with in named the Purchasers)

a sum of Rs. 24,00,000 /- (Rupees Twenty)

Four Lacks Only) by Cheque no. 905183)

Dated, 06/10/08 drawn on HDFC Bank)

being the part payment and balance sum)

of Rs. 50,00,000 /- (Fifty Lacks Only) by chq no. 292894 Dt. 22/02/12

& by Cheque no. 039180 dated 26/4/12 of

balance Rs. 50,00,000 /- (Fifty Lacks Only)

by Cheque no. 039178 dated 26/4/12

& Rs. 1,00,00,000 /- (Rupees One Crore Only)

towards the full and final consideration)

amount to us as within mentioned.)

Rs. 2,24,00,000 /-



WE SAY RECEIVED

For M/S. LANDMARK HEIGHTS PRIVATE LIMITED

Mohiddin Nizamuddin Umatiya

1) Mr. Mohiddin Nizamuddin Umatiya,

Atiya Mohiddin Umatiya

2) Mrs. Atiya Mohiddin Umatiya

WITNESSES:-

1. *[Signature]*

2. *[Signature]*

