

or structures to be constructed by them on the said land on/in any part of the said property to the prospective buyers, tenants, lessees, licensees, etc. for the purpose to enter into on their own behalf, risk and responsibility agreements or letter of allotment or such other writings or documents in their own name. It is specifically agreed that no obligation of any nature whatsoever of the Developers shall be incurred, by the Owners and Confirming Party. Prospective buyers, tenants, lessees, licensees, shall have no claim against the Owners and the Developers alone shall comply with and carry out the allotment or letters of allotment, writings and documents with the respective persons. It is also agreed that the Developers shall be entitled to receive and retain with them all the moneys from the persons to whom the said premises sold or allotted as the case may be in the buildings to be constructed by the developers on the said land and to appropriate the same in such manner as the Developers may deem fit. All the moneys which shall be received by the Developers from such persons shall belong to the Developers and will be received by them on their own account. The Owners and the Confirming Party shall also not be liable or responsible to any person so far as the said moneys are concerned either for refund thereof or any misapplication thereof or part thereof.

11. It is further agreed, declared and confirmed that upon the execution of these presents, the developers shall at



बदर-१९
वस्तु क्रमांक (29010 / 2008)
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Let the said property cleared from all the difficulties and/or defects and obtain all the permissions and/or NOCs as may be required to the stage of obtaining IOD and Work Commencement Certificate.

12. Subject to what is provided in clause No. (1) hereina-  
 bore, It is agreed, declared and confirmed that, in the  
 event of the Developers deciding to transfer the benefits  
 of this Agreement or any part thereof to any other build-  
 ers and/or sub-developers, the said Owners and Confirming  
 Party shall sign and execute all the necessary confirma-  
 tions and documents and other papers in favour of such  
 builders or sub-developers without any delay and/or de-  
 fault on their part provided that the Developers have paid  
 the consideration amounts on the respective due dates to  
 the Owners and the Confirming Party and the Developers  
 have not committed breach of any terms of this Agreement.  
 The Developers shall also be entitled to enter into Agree-  
 ment for sub-development of the plot or plots or portions  
 of the said land and/or Agreement for Sale, transfer or  
 otherwise alienate or dispose off flats, offices, shops,  
 godowns, basements, car parking spaces, garages and other  
 premises of any nature etc. as may be permitted to be  
 constructed (hereinafter referred to as "the said  
 premises") on what is known as "Ownership Basis" or give  
 them on Lease or Monthly Tenancy or on Leave and License  
 Basis or otherwise however, as they deem fit and receive



Regd.  
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G.D.P.

S.M.P.

I.R.P.

H.W.P.

W.R.

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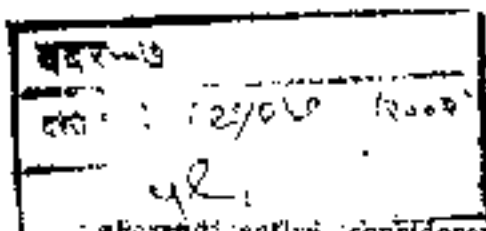
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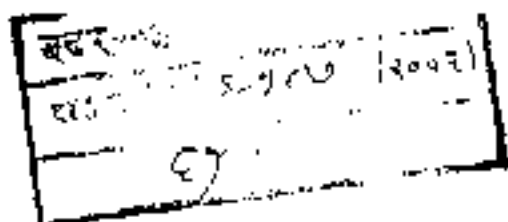


and entire consideration and other money for the same and keep and appropriate them for themselves without being accountable for the same to the Owners, the intention being, that Owners and the Confirming Party shall be paid by the Developers only consideration amount agreed to be paid by the Developers.

13. Agreed, declared and confirmed that in the event of the said land and premises not being released from the reservations or in the event the said Owners not succeeding in the Appeal, if any, that may be preferred by the Owners of India in the Supreme Court against the Order of the Hon'ble High Court dtd. 31st July, 1983, then the Developers shall be entitled to receive the compensation receivable by said Owners if any, and all other persons and the said Owners and the Confirming Party hereby irrevocably empower and authorise the Developers to receive the said compensation and to execute all the necessary documents and papers on that behalf. Provided however that in such event the Developers shall pay to the Confirming Party the balance consideration amount of Rs.2,35,00,000/- forthwith and on receipt of the balance payment the Confirming Party shall execute all the necessary documents.

14. It is expressly agreed, declared ; and confirmed that in the event of the Developers committing any breach of the terms and conditions of this Agreement or committing a

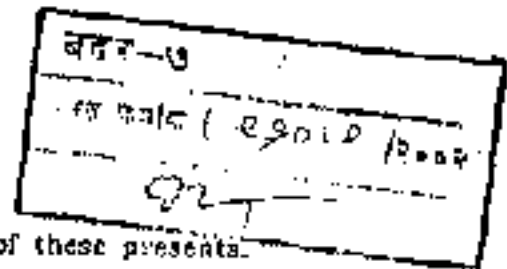




such event the Developers shall not be entitled to avoid this Agreement or ask for refund of any moneys paid by them to the Owners. Likewise, if the said property or any portion thereof is acquired or requisitioned or reserved under any Act, notification, order or ordinance or otherwise for any public purpose and as a result thereof the said property or any part thereof is not available for development, the Developers shall not be entitled to avoid this Agreement or to delay any payment or ask for refund of any amounts paid by them to the Owners and the Confirming Party PROVIDED HOWEVER and it is hereby agreed that in any of the events aforesaid all compensation or other benefits that may be awarded shall belong to and

receivable by the Developers alone and likewise all costs, charges and expenses incurred for recovery and/or realization thereof shall be borne and paid by the Developers alone. PROVIDED FURTHER that if at the time of such compensation becoming payable if any amount payable by the Developers to the Owners and the Confirming Party hereunder has remained to be paid, then the Developers shall hold the compensation amount in trust for the payment of the balance amount payable by them to the Owners and the Confirming Party hereunder.

15. The said Owners shall produce or cause to be produced all the title Deeds and all the papers for the purpose of investigation of the Owners title to the said property to the Attorneys of the Developers within a period of 7 days



from the date of execution of these presents

17. The said Owners and the Confirming Party shall at their costs and expenses produce their respective I-Tax clearance certificate u/s 230A of the I-Tax Act and shall also procure the Income Tax clearance certificate in respect of all interested parties u/s 230 A of the Income Tax Act at their own cost on or before the receipt of the balance consideration amount and execution of a Conveyance or Conveyances.

18. The Confirming Party do hereby declare that the Confirming Party has no objection of whatsoever nature for the owners settling the claim of M/s Sadguru Enterprises accorded to them in pursuance of the said diverse agreements particulars whereof are mentioned in Annexure-I hereto. The Confirming Party do hereby further agree, record and confirm that upon execution of these presents the Confirming Party will have no claim against the said M/s Sadguru Enterprises and will not demand refund of any monies paid by them to the said Sadguru Enterprises in pursuance of the said diverse agreements. Similarly the confirming Party will not be entitled to demand any refund of the monies paid by them to the owners in pursuance of the said diverse Agreements. The Owners do hereby agree that while settling the claims of said M/s Sadguru Enterprises the Owners shall ensure that M/s Sadguru Enterprises

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K.S.S

॥ श्री गणेशाय नमः ॥

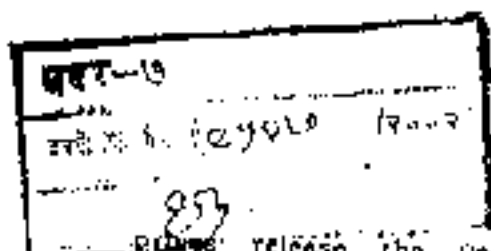
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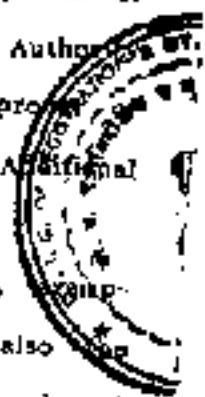
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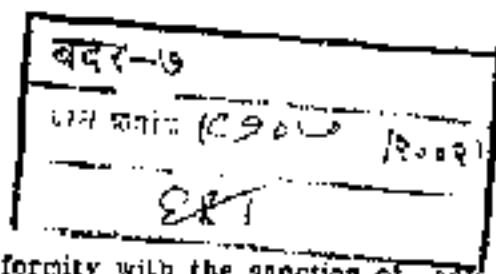


release the Confirming Party from all their claims against them in pursuance of the said diverse agreements.

19. It shall be the absolute responsibility of the Developers to obtain clearance under ULCRA at their sole risks and costs and expenses. It is agreed that the Developers on behalf of the Owners shall obtain all the said necessary permissions and sanction of the said property from ULCRA and also all the necessary permission for the approval of the scheme or any permission from the Competent Authority at their own cost, charges and expenses and approvals from Mun. Corporation, of Greater Bombay, Additional Collector of Bombay and all other concerned Authorities. The Developers obtaining the necessary permissions, plans and orders as required under ULCRA and also the plans for the development of the land as duly approved and sanctioned by the Mun. Corporation of Greater Bombay for development and construction the Developers shall be entitled to develop the said property at their entire risk as to costs and consequences of the Developers. It is further agreed, declared and confirmed that the Developers or their Nominee/s shall be entitled to develop the said pieces or parcels of land and to construct building/s thereon and to sell flat/s, shop/s, tenanted and other premises either by themselves or through their Nominee/s including a Co-operative Society.



20. It is further agreed that the Developers shall develop



property in conformity with the sanction of ad.

or permission that may be granted by the Competent Authority under ULGRA with the such modification/s as may be made approved by the said ULGRA. The Developers shall be at liberty to prepare such layout and or sub-division of the property for group housing or other schemes and shall obtain the necessary sanction, and/or permission from all concerned Authorities including the Municipal Corporation of Greater Bombay and for that purpose the Developers shall be entitled to sign and file all necessary application forms, submissions and other papers containing all particulars as may be required or deemed necessary or be advised. The Developers shall develop the said land at their own cost and expenses only and engage their own solicitors, architects, engineers, contractors, and labourers and servants and pay them their fees, remuneration, salaries and wages and buy and procure all building materials at their own costs and expenses.



22. The Owners agree and undertake that on the payment of the balance amount of consideration money herein mentioned to be paid to the Owners and the Confirming Party, they the Owners and the Confirming Party will sign, seal, execute, deliver and register such conveyances, sale, deeds or other documents as may be required by the Developers from time to time to convey and transfer the said land or part/s thereof together with the building thereon to the said

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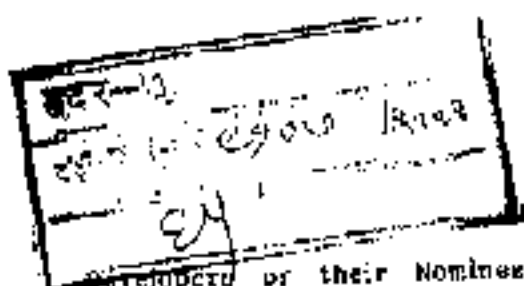
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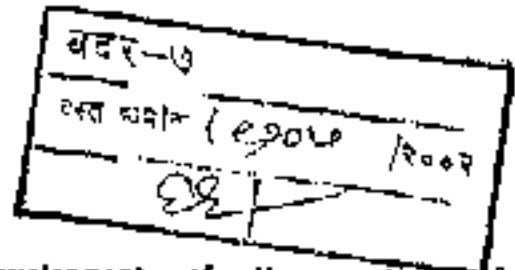
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Developers or their Nominees or their assigns provided also for the purpose of registering the said conveyances and documents and shall join in such conveyances and the Owners and the Confirming Party shall procure their respective tax clearance certificate u/s 130 A of the I.Tax Act, 1961 provided further it shall be the responsibility of the Developers to complete the development and construction of the work within such period as may be stipulated by the Competent Authority ULGRA and/or extension thereof upon completion of the development of the said property and/or completion and development of any part of the property, the Owners shall at the request of the Developers arrange to execute the Conveyance of the said property or any part thereof in favour of the Developers or their successor/s and/or to the Co-operative Housing Societies or their Nominee/s. It is further agreed and declared that the Developers shall also be entitled to appoint the Sub-developer or developers, if so deemed fit with right of the Sub-developers for the development of the portion of the property as may be agreed by them with the Developers on such terms and conditions or such additional terms and conditions as the sub-developers agreed with the Developers and, if so required by the Developers, the Owners shall execute a Lease and/or Sub-Lease for enabling the Sub-developers to commence construction on the portion of the said property in conformity with the approved plans and the Owners shall not be entitled to raise any objection for granting such rights to the Sub-





Developers for the development of the portion of the property agreed to be developed by the Developers herein or an incorporated Company as the case may be and the Developers shall alone shall be entitled to receive the consideration amount thereof as hereinabove provided and to appropriate the same and obtain the same and the said Owners save as whatever is provided herein shall not demand by additional payment whatsoever, provided however, that the Developers shall ensure that the proportionate balance amount of consideration is paid to the said Owners.



21. The Developers shall be entitled to put up boards and hoardings on the said land and advertise in papers and other media of and concerning their proposed development.

23. As and when any Co-op. Society or Societies or a Limited Company or Companies or Association/s of persons or any body or bodies Corporate are incorporated or formed or registered as may be permissible in law (hereinafter for brevity sake referred to as "the said Societies" which expression shall include all Co-op. Societies, Limited companies, bodies corporate or association of persons formed in relation to or concerning the said land or any part/s thereof), the Owners shall at the request and by the direction of the Developers and at the costs, charges and expenses of the Societies convey and transfer the said land or any part/s thereof together with the buildings



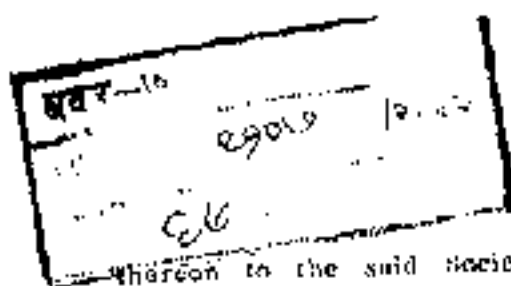
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 J.K.P.  
 H. न. पा.  
 H.R.

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thereon to the said Societies from time to time as and when so required by the Developers subject to as hereinbefore provided.

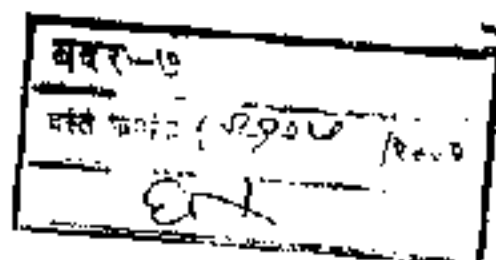
24. All outgoings including all development charges, taxes, cess on and relating to the said land shall be borne and paid by the Owners upto the date of NOC u/s 269 HL of I.T. Act 1989, and thereafter the same shall be borne and paid by the Developers. All deposits paid by the Developers

either in their names or in the name of the Owners, persons or parties like Co-op. Societies, shall be receivable to the Developers only who shall alone be entitled to receive them.



25. Upon payment of the entire consideration as herein provided the Developers shall be entitled to all the muniments of title relating to the property in possession of the Owners.

26. The Stamp Duty, Registration Charges and all other out of pocket expenses of this Agreement and the conveyance and other Deeds, documents and writings to be executed in pursuance of this Agreement or otherwise and in the matter of this Agreement shall be borne and paid by the Developers alone. Each party shall bear and pay their own respective Advocates and Solicitors fees.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND  
SUBSCRIBED their respective hands to this writing, as also  
to its Duplicates, the day and year first hereinabove writ-  
ten.

THE FIRST SCHEDULE HEREINAFORE REFERRED TO

ALL THOSE pieces or parcels of vacant land situate, lying and being at Village Nalpur, Taluka Kurla, in the Registration district and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and bearing the following particulars :-

Survey No.	Rise No.	Area A.C.A.
13	1	1-12-4
13	1	0-7-0
14	2	0-7-8
15	1/7	1-10-8
15	1/2	0-2-0
15	3/1	3-2-4
15	4/5	0-11-4
15	10	0-10-4
18	-	2-37-12
16	2	2-23-8
7	-	2-13-4
1	-	3-21-0
2	-	6-0-8

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W.D.P.



~~P.D.P.~~  
H.W.P.  
S.T.Q.  
G.D.P  
S.T.J  
S.K.P  
I.M.P  
I.K.P  
H.M.L.T.  
M.P.G

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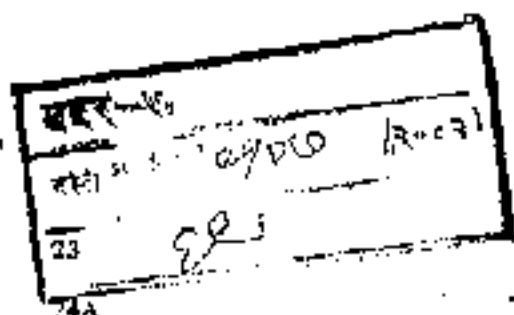
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24A

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2-20-8

1-23-0

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3-22-8

1-35-0

39-11-0



**THE SECOND SCHEDULE HERINAPOVE REFERRED TO**

ALL THOSE pieces or parcels of vacant land situate, and being at Village Nahur, Taluka Kuria, in the Registration district and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and bearing the following particulars :-

Survey No.	Hissa No.	Area A.G.A.
13	1	1-12-4
13	1	0-7-0
14	2	0-7-8
15	1/7	1-10-8
15	1/2	0-2-0
15	3/1	0-2-4
18	-	2-37-12

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*[Signature]*

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J.G.B.  
D.Y.B. 21.11.41  
D.H.K.



*[Signature]*  
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बदर-७  
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 15 4/5 0-11-4  
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 6-20-12  
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THE THIRD SCHEDULE HEREINABOVE REFERRED TO:-

ALL THOSE pieces or parcels of vacant land situate, lying and being at Village Nahur, Taluka Kuria, in the Registration district and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and bearing the following particulars :-



Survey No.	Diase No.	Area A.G.A.	
16	2	2-23-8	Atkeni
17	-	2-13-4	3DM.
21	-	3-23-0	pld.
22	-	6-3-8	
23	-	2-32-	
24A	-	3-14-0	
24B	-	1-39-4	f.n.s
25	-	2-20-8	
26A	-	1-22-0	
26B	-	0-25-	
29	-	3-23-8	
30	-	1-35-0	



Handwritten notes and stamps at the bottom left, including 'H.W.P.' and 'S.S.S.'.

Handwritten notes and stamps at the bottom left, including 'S.S.S.' and 'H.W.P.'.

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Handwritten notes and stamps at the bottom center, including 'H.W.P.' and 'S.S.S.'.

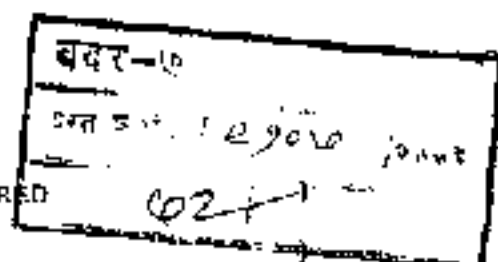
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Handwritten notes and stamps at the bottom right, including 'H.W.P.' and 'S.S.S.'.



SIGNED SEALED AND DELIVERED  
BY THE WITHINNAMED



(I) (a) JANARDHAN ATMARAM PATIL,  
for self and as Karta and Manager  
of his joint and undivided Hindu Family,  
consisting of himself, his wife  
Smt. Mirabai Janardhan Patil,  
his sons Naresh Janardhan Patil  
and Dilip Janardhan Patil and his daughters  
Mrs. Pushpalata Ravindra Ghagre  
nee Pushpalata Janardhan Patil  
and Mrs. Jyotsna Dattatraya Madhavi  
nee Jyotsna Janardhan Patil  
and his sisters Smt. Taramati Harishchandra  
Keni, Smt. Dwarakabai Damodar Vaidhy, and  
Smt. Anandibai Krishna Keni.

*Janardhan Patil*



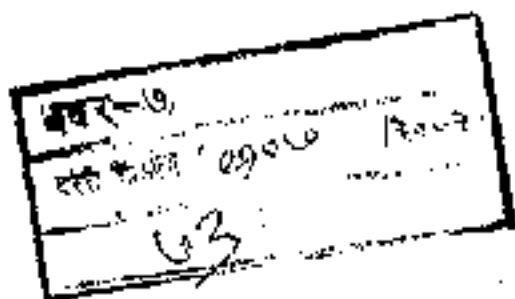
(b) SMT. MIRABAI JANARDHAN PATIL,



(c) NARESH JANAREHAN PATIL,  
for self and as father and natural  
guardian for his minor daughter  
Miss Neena Naresh Patil,  
aged 7 years, and minor son Master  
Veenit Naresh Patil, aged 4 years.

*Naresh*





(d) MRS. JAYSHREE NARESH PATIL.

) अ. न. पाटील

(e) DILIP JANARDHAN PATIL,

for self and as father and natural

guardian for his minor daughter

Miss Priya Dilip Patil, aged 5 years.

)

)

)

)

(f) MRS. LALITA DILIP PATIL,

) L. D. Patil



Mrs. PUSHPALATA RAVINDRA GHAGRE,

nee Pushpalata Janardhan Patil, )

) P. Ghagre



MRS. JYOTSNA DATTATRAYA MADHAVI .

nee Jyotsna Janardhan Patil ,

) Jyotsna

)



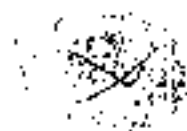
(j) Smt. Taramati Harishchandra Koni,

)



(l) Smt. Dwarakabai Damodar Vaithy,

)



(k) Smt. Anandibai Krishna Koni,



बदर-७  
 एतत् प्रमाण ( २७०७/२००२ )  
 ७९-

11) (a) DATTARAM GOPAL PATIL,  
 for himself and as father and natural  
 guardian for his minor son  
 Mander Dattaram Patil aged 15 years  
 as also Karta and Manager of the  
 Joint and undivided Hindu family  
 consisting of his wife  
 Mrs. Indumati Dattaram Patil .  
 Mrs. Dwarkabai Dattaram Patil  
 his sons Nilesh Dattaram Patil  
 Shailesh Dattaram patil,  
 Ritesh Dattaram Patil,  
 Mander Dattaram Patil and daughter  
 Rakhee Dattaram Patil , and his sisters,



(b) Smt. Indumati Dattaram Patil,



(c) Smt. Dwarkabai Dattaram Patil,

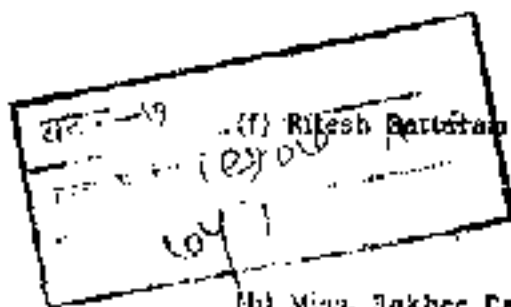
*[Handwritten signature]*

(d) Nilesh Dattaram Patil,

*[Handwritten signature]*

(e) Shailesh Dattaram Patil,

*[Handwritten signature]*



(h) Miss. Rakhee Dattaram Patil,

*F. Patel*

*B. Patel*

(i) Thakubai Narayan Hatre.

*[Signature]*

(j) Smt. Damayanti Vasudeo Vailhy,

*[Signature]*



Yashwant Damodar Keni,

*21/11/19*  
*[Signature]*

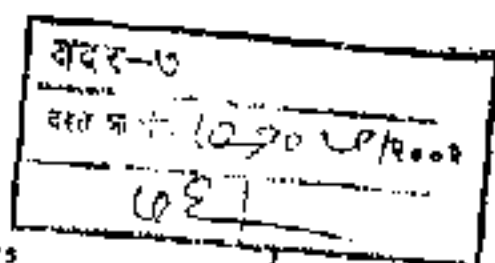
(l) Manohar Yashwant Keni,  
for himself and as father and natural  
guardian for his Minor son  
AMAY MANOHAR KENI aged 3 years and  
minor daughter Pooja Manohar Keni  
aged 4 years

(m) Mrs. Manisha Manohar Keni,

*[Signature]*

(n) Pravin Yashwant Keni  
for himself and as father and natural  
guardian of his minor son

*[Signature]*



Kunal Pravin Keni aged 4 years

(o) Mrs Lalika Pravin Keni,

) L.p.Keni;

(p) Ravindra Yeshwant Keni  
for himself and as father and natural  
guardian of his minor daughter  
Mansee Ravindra Keni aged 3 years

)  
)  
)  
)

(q) Smt. Nirmala Ravindra Keni,

) *N.Keni*



(r) Mrs. Late Bhalechandra Vaithy nee  
Late Yeshwant Keni

) *२५/०१/०१*  
)

(s) Mrs.Manda Gajanan Keni  
nee Manda Yeshwant Keni

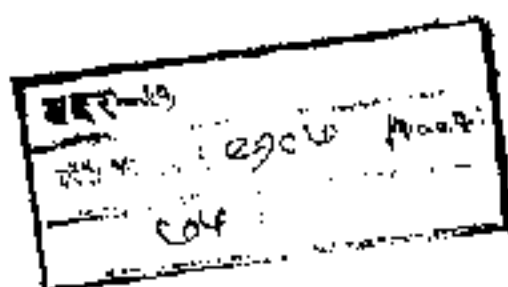


(t) Mrs. Nalini Anant Potil  
nee Nalini Yeshwant Keni ,

) *२५/०१/०१*  
)

(u) Mahesh Yeshwant Keni

) *Mahesh Keni*



(v) Miss. Bhanumati Yeshwant Kani

) शान्ति मेरी

(w) ARUN YESHWANT KANI

for himself and as father and

) Bhanu + ...

natural guardian of his minor son  
Arun Kani



Smt. Nanda Arun Kani

(persons mentioned at Alphabet

'K' to 'Y' are the legal heirs and

representatives and next of kind

of Late Smt. Babibai Yeshwant Kani,

the deceased sister of the said

Dattaram Gopal Patil)

) A. Kani



(III)(a) VASANT ATMARAM PATIL,

for self and as father and natural

guardian for his minor daughters

Miss Minal Vasant Patil,

aged 15 years and Miss Alpa Vasant Patil,

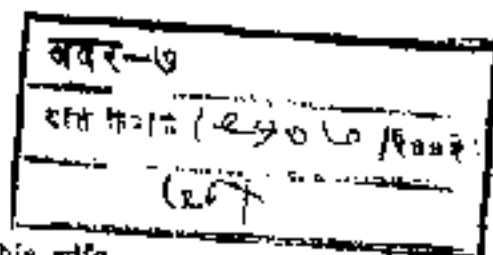
aged 14 years, and minor son

Jitesh Vasant Patil, aged 12 years.

as also as Karta and Manager of the,

joint and undivided Hindu Family,

) V. Patil



consent of himself, his wife

Mrs. Surekha Vasant Patil,

his minor daughters Minal and

Alpa and minor son Jitesh.

(b) MRS. SUREKHA VASANT PATIL,

*Surekha Patil*

(IV)(a) SHYAM NARAYAN PATIL,

*Shyam Patil*

for self and as father and natural

guardian of his minor sons

Ashok Shyam Patil, aged 8 years,

Nikhilash Shyam Patil aged 6 years,

and Lara Shyam patil, aged 4 years



(b) Mrs. Laxmi Shyam Patil,

*कृष्ण श्याम पाटील*

(c) RAVINDRA NARAYAN PATIL,

*रविंद्र नारायण पाटील*

for self and as father and natural

guardian for his minor son

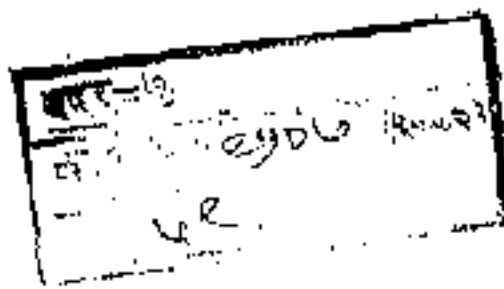
Aniket Ravindra Patil,

aged one year, and minor daughter

Hemangi Ravindra Patil, aged 3 years.

(d) MRS. LALITA RAVINDRA PATIL,

*ललिता रविंद्र पाटील*



(c) MAHOMAR NARAYAN PATIL,

1. अतीत २. वादांत ३. पट्टी



MRS. JAYSHREE GURUNATH MOREKUNDE

nee Jayashree Narayan Patil,

1. २०/१२/७७ २. अतीत ३. पट्टी

MRS. Godavari Sunk. Kamtekar

1. Kamtekar. S.S.

nee Yeshodha Narayan Patil, alias Suchita  
Suchita Kamtekar,



(v)(a) DATTATRAYA RAGHUNATH PATIL,

for and as father and natural guardian

for his minor daughters Sheetal Dattatraya Patil

aged 15 years and Reshma Dattatraya Patil )

aged 12 years as also Karta and Manager )

of the joint and undivided Hindu family )

consisting of himself his wife )

Mrs. Shantabai Dattatraya Patil )

his son Ganesh Dattatraya Patil )

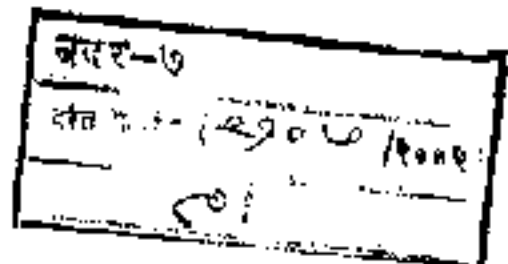
and his daughters Miss. Geeta Dattatraya Patil, )

Sheetal Dattatraya Patil and )

Reshma Dattatraya Patil )

b) Mrs. Shantabai Dattatraya Patil

1. अतीत २. वादांत ३. पट्टी



(c) Miss. Geeta Dattatraya Patil

Geeta Dattatraya Patil

(d) Ganesh Dattatraya Patil

गणेश दत्ता पाटील

VI) KASHINATH FAKIR PATIL,

काशीनाथ फकीर

VII(a) Mrs. PUSHPALATA VIJAY SHIRKE,  
nee Pushpalata Bhaskar Patil ,

पुष्पा लता विजय शिर्के

(b) Mrs. Pravina Narayan Koli nee  
Pravina Bhaskar Patil

प्रविण नारायण कोली

(c) Mrs. Deepa Shivram Tandel  
nee Deepa Bhaskar Patil

सौ. दीपा देविदास तंडे

(d) Miss. Shaila Bhaskar Patil,

शैला भास्कर पाटील

(e) Miss. Chetna Bhaskar Patil

चेतना भास्कर पाटील



बुद्धर-७  
 दातृ नं. १२३० (० १९९९)  
 ७

VII) (A) Smt. Manjulabai Waman Patil,

1 मंजुबाई वामन पाटील

(b) Mrs. Indumati Krishna Patil,  
 nee Indumati Waman Patil,

1 I. K. P.  
 1 इंदुमती कृष्ण पाटील

c) Mrs. Devyani Ravindra Keni  
 nee Devyani Waman Patil

1 D. P. Keny



d) Mrs. Nirmala Ashok Bhat  
 nee Nirmala Waman Patil,

1 N. A. Bhat



e) Mrs. Bharti Suresh Ulvekar,  
 nee Bharati Waman Patil

1 भारती सु. उलवेकर

f) Ramakunt Waman Patil

1 R. Patil

g) Mrs. Pratibha Ramakant Patil,

1 P. R. Patil

h) Harishwar Waman patil,

1 H. Patil

बंदर-१७

दस्तावेज क्र. ( 2305 / 1966 )

IX) Smt. Hirabai Bira ~~Widow~~ Wife

X(6) GAJANAN HARISHCHANDRA BHOIR.

12/1/2019 10:23

b) SMT. BHIMABAI GAJANAN BHOIR.

g) VIJAY GAJANAN BHOR.

for self and as father and natural

guardian for his minor sons.

**Prakash Vijay Bhut, aged 8 years**

and Nikhit Vijay Bhole, aged 6 years.

d) MRS. TEJASVI VIJAY BHUTR,

S. V. Bhoir

e) DEEPAK GAJANAN DHOR.

for self and as father and natural

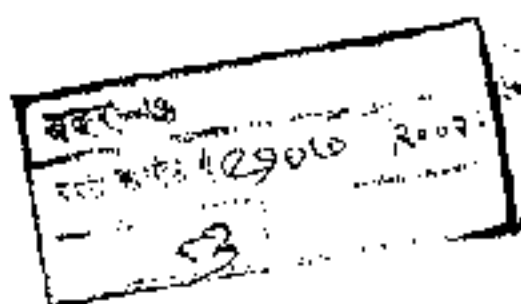
guardian for his minor son)

Vinayak Deepak Bhoir Aged 6 years .

5) MRS. SHALINI DEEPAK BHOIR,

1. जो-बाजिरी-की-शेखर-





g) JAYANT GAJANAN BHOIR,

) J. G. Bhoir

h) MISS. JYOTI GAJANAN BHOIR,

) Jyoti G. Bhoir

i) BABAN HARISHCHANDRA BHOIR,

) Baban H. Bhoir.

for self and as father and natural

guardian for his minor sons

Sandesh Baban Bhoir, aged 7 years,

Fatish Baban Bhoir, aged 15 years,

and Mahendia Baban Patil, aged 11 years



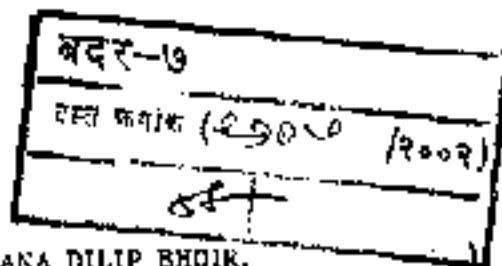
j) SMT. SUMAN BABAN BHOIR,

k) SMT. ANUSAYA KESRINATH PATIL,

l) SMT NARMADA KESHAV PATIL

नर्मदा केशव पाटील

m) SMT. KENUKARAI JAGANNATH BHOIR,



*Ghani*

n) MRS. VANDANA DILIP BHOIR,  
nee VANDANA JAGANNATH BHOIR,

o) MISS. SUJATA JAGANNATH BHOIR,

*सुजाता जगन्नाथ*

~~OWNERS~~

OWNERS



IN THE PRESENCE OF

1. *Amrinder Singh*  
*Advocate*
2. *Dr. C. S. G. G.*

SIGNED SEALED AND DELIVERED  
 BY THE WITHINNAMED

- 1.
- 2.

M/S CRESCENT BUILDERS  
 CONFIRMING PARTY

IN THE PRESENCE OF

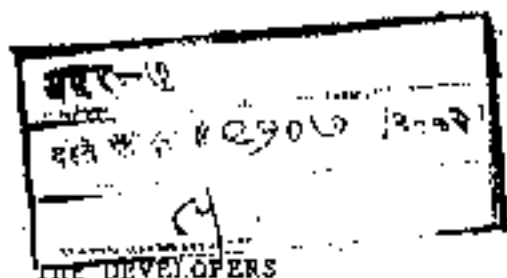
1. *Dr. S. S. R. R.*
2. *Dr. S. S. R. R.*

SIGNED SEALED AND DELIVERED  
 BY THE WITHINNAMED  
 M/S PIONEER HOUSING



For CRESCENT BUILDERS  
*W. R. R.*  
 Partner

For PIONEER HOUSING  
*W. R. R.*  
 Partner



IN THE PRESENCE OF

1. *(Signature)* (Akil Hiran)

RECEIVED on the day and year first  
hereinafter written of and from the  
withnamed Developers a sum of  
Rs. 5,00,000/- as and by way of)

Earnest Money, together with a sum  
of Rs. 65,00,000/- as part  
payment, aggregating to a sum of  
Rs. 70,00,000/- to be paid by  
them to us as and by way of  
consideration money.

For: PIONEER HOUSING

*(Signature)*  
Partner,

Rs. 70,00,000/-

WE SAY RECEIVED.

*Janardhan A. Patil*



(I) (a) JANARDHAN ATMARAM PATIL  
for self and as Karta and Manager  
of his joint and undivided Hindu Family,  
consisting of himself, his wife  
Smt. Mirabai Janardhan Patil,  
his sons Maran Janardhan Patil  
and Dilip Janardhan Patil and his daughters  
Mrs. Pushpalata Ravindra Chagre  
nee Pushpalata Janardhan Patil  
and Mrs. Jyotsna Dattatraya Madhavi  
nee Jyotsna Janardhan Patil



बंदर-७
वस्तु क्रमांक ( ६३०७/२००२ )
<i>[Signature]</i>

and his sisters Smt. Taramati Narishchandra Keri, Smt. Dwarkabai Damodar Vaithy, and Smt. Anandibai Krishna Keri.



(h) SMT. MIRABAI JANARDHAN PATIL,

*[Signature]*

(c) NARESH JANARDHAN PATIL,  
for self and as father and natural  
guardian for his minor daughter  
Miss Neena Naresh Patil,  
aged 7 years, and minor son Master  
Veerat Naresh Patil, aged 4 years.

*[Signature]*

(d) MRS. JAYSHREE NARESH PATIL,

*[Signature]*

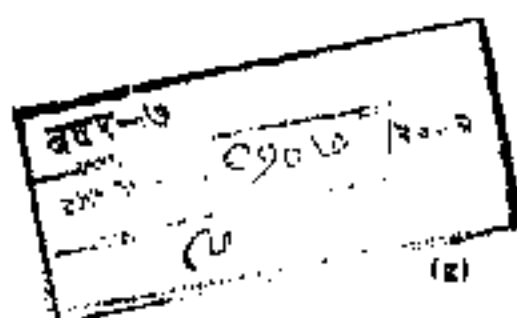
(e) DILIP JANARDHAN PATIL,  
for self and as father and natural  
guardian for his minor daughter  
Miss Priya Dilip Patil, aged 5 years.

*[Signature]*

*[Signature]*

(f) MRS. LALITA DILIP PATIL,





*ppgthogore*

(g) Mrs. PUSHPALATA RAVINDRA SHAGRE,  
nee Puspapalata Janardhan Patil .

*Onadbari*

(h) MRS. JYOTSNA DATTATRAYA MADHANI ,  
nee Jyotsna Janardhan Patil ,



(i) Smt. Tarasmati Harishchandra Keri,



(j) Smt. Dwarkabai Damodar Valthy,



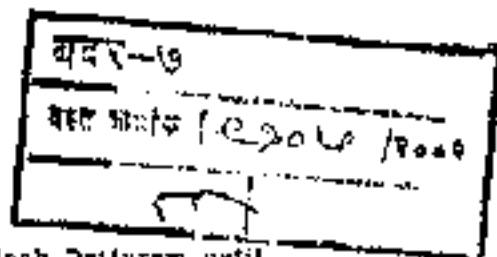
(k) Smt. Anandabai Krishna Keri,

*W. K. K.*



II) (a) DATTARAM GOPAL PATIL,  
for himself and as father and natural  
guardian for his minor son  
Mandar Dattaram Patil aged 15 years  
as also Karta and Manager of the  
Joint and undivided Hindu family  
consisting of his wife  
Mrs. Indumati Dattaram Patil .  
Mrs. Dwarkabai Dattaram Patil  
has sons Nilesh Dattaram Patil





Shallesh Dattaram patil,  
Ritesh Dattaram Patil,  
Mandar Dattaram Patil and daughter  
Rakhee Dattaram Patil, and his sisters.



(b) Smt. Indumati Dattaram Patil,

*[Signature]*

(c) Smt. Dwarakabai Dattaram Patil,

*[Signature]*

(d) Nilesh Dattaram Patil,

*[Signature]*

(e) Shallesh Dattaram Patil,

*[Signature]*

(f) Ritesh Dattaram Patil,

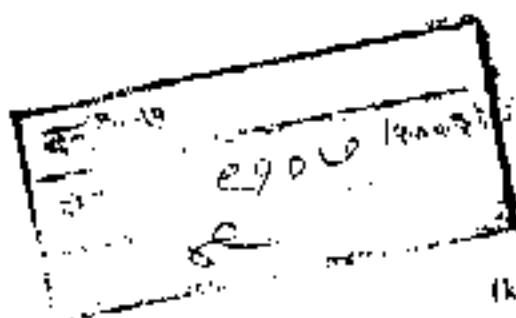
*[Signature]*

(h) Miss. Rakhee Dattaram Patil,



(i) Thakubai Narayan Mhalre.





(j) Smt. Damayanti Vasudeo Vaithy,

*प्रवीण मजुंदर देवी*

(k) Yeshwant Namodar Keni,

*मनोहर देवी*

(l) Manohar Yeshwant Keni,

for himself and as father and natural  
guardian for his Minor son

AMAY MANOHAR KENI aged 8 years and  
minor daughter Pooja Manohar Keni  
aged 4 years



*Manisha*

(m) Mrs. Manisha Manohar Keni,

*Pravin*

(n) Pravin Yeshwant Keni

for himself and as father and natural  
guardian of his minor son  
Kunal Pravin Keni aged 4 years



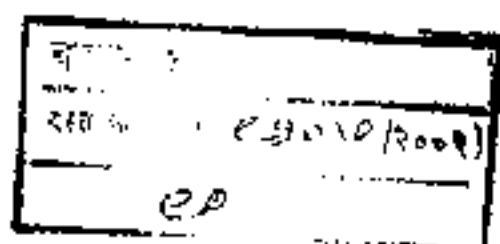
*L.p. Keni*

(o) Mrs. Lalita Pravin Keni,

*Kavindra*

(p) Kavindra Yeshwant Keni

for himself and as father and natural



guardian of his minor daughter  
Mansee Ravindra Keni aged 3 years

*N. Desai*

(q) Smt. Nirmala Ravindra Keni,

*लता अरजंदे वैठी*

(r) Mrs. Lata Bhalchandra Vaithy nee  
Lata Yeshwant Keni



(s) Mrs. Manonmani Yashwanth Keni  
nee Manda Yeshwant Keni

*नलिनी अनंत पटिल*

(t) Mrs. Nalini Anant Patil  
nee Nalini Yeshwant Keni,



*महेश येशवंत केनी*

(u) Mahesh Yeshwant Keni

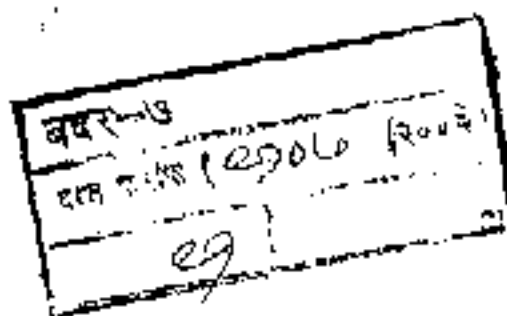
*श्रीमती भणुमती केनी*

(v) Miss. Bhanumati Yeshwant Keni

*अरुण केनी*

(w) ARUN YESHWANT KENI

for himself and as father and  
natural guardian of his minor son



Nandan Arun Keni

*Mokun*

(X) Smt. Nanda Arun Keni  
(persons mentioned at Alphabet  
'K' to 'Y' are the legal heirs and  
representatives and next of kins  
of Late Smt. Babubhai Yeshwant Keni,  
the deceased sister of the said  
Dattaram Gopal Patil)



(III)(a) *V. Patil* VASANT ASHARAM PATIL,

for self and as father and natural  
guardian for his minor daughters  
Miss Minal Vasant Patil,

aged 15 years and Miss Alpa Vasant Patil,

aged 14 years, and minor son

Jitesh Vasant Patil, aged 12 years,

as also as Karta and Manager of the

Joint and undivided Hindu Family,

consisting of himself, his wife

Mrs. Surekha Vasant Patil,

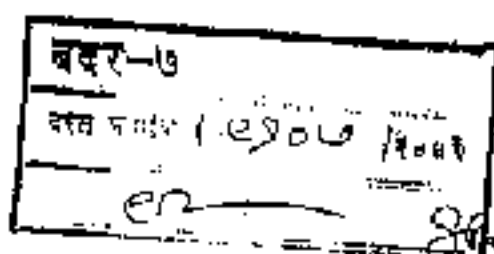
his minor daughters Minal and

Alpa and minor son Jitesh.



*S. Patil*

(b) MRS. SUREKHA VASANT PATIL,



(IV)(a) SHYAM NARAYAN PATIL,  
for self and as father and natural  
guardian of his minor sons  
Ashok Shyam Patil, aged 8 years,  
Nikhilash Shyam Patil aged 6 years,  
and Lata Shyam patil. aged 4 years

लक्ष्मी श्याम पाटील

(b) Mrs. Laxmi Shyam Patil,

(c) RAVINDRA NARAYAN PATIL, <sup>राविंद्र नारायण पाटील</sup>  
for self and as father and natural  
guardian for his minor son  
Aniket Ravindra Patil.  
aged one year, and minor daughter  
Hemangi Ravindra Patil , aged 3 years.

ललिता राविंद्र पाटील

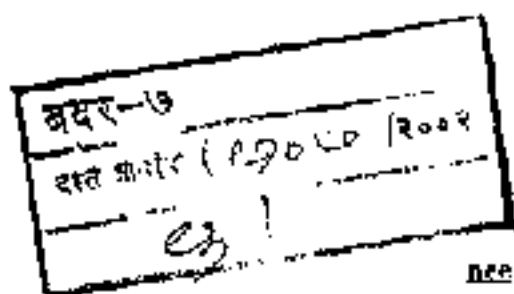
(d) MRS. LALITA RAVINDRA PATIL,

मनोहर नारायण पाटील

(e) MANOHAR NARAYAN PATIL,

जयश्री गुरुनाथ मुरुण्डे

(f) MRS. JAYSHREE GURUNATH MURKUNDE



nee Jayashree Narayan Patil,

Kamtekur. S.S

(g) MRS. Godavari Sunil Kamtekur

nee Yeshudha Narayan Patil,

दत्ता रघुनाथ पाटील



(V(a) DATTATRAYA RAGHUNATH PATIL,

for and as father and natural guardian

for his minor daughters Sheetal Dattatraya Patil

aged 15 years and Reshma Dattatraya Patil

aged 12 years as also Karta and Manager

of the Joint and undivided Hindu family

consisting of himself his wife

Mrs. Shantabai Dattatraya Patil

his son Ganesh Dattatraya Patil

and his daughters Miss. Geeta Dattatraya Patil,

Sheetal Dattatraya Patil and

Reshma Dattatraya Patil



श्रीश दत्ता पाटील

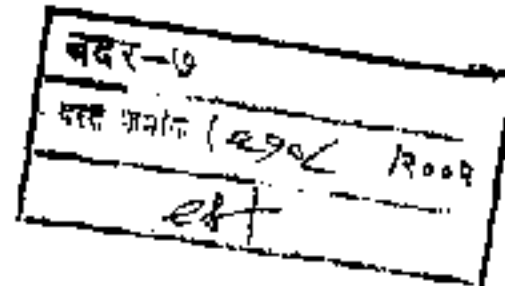
b) Mrs. Shantabai Dattatraya Patil

Geeta Dattatraya Patil

c) Miss. Geeta Dattatraya Patil

गणेश दत्ता पाटील

(d) Ganesh Dattatraya Patil



काशीनाथ पं.कि.२.पटिल  
VI) KASHINATH PAKIR PATIL.



पुष्पलता विजय शिर्के  
VII(a) Mrs. PUSHPALATA VIJAY SHIRKE,  
nee Pushpalata Bhaskar Patil,

प्रविण नारायण कोळी  
(b) Mrs. Pravina Narayan Koli nee  
Pravina Bhaskar Patil

सी. दिवा देविदास टांडे  
(c) Mrs. Deepa Shivram Tande:  
nee Deepa Bhaskar Patil

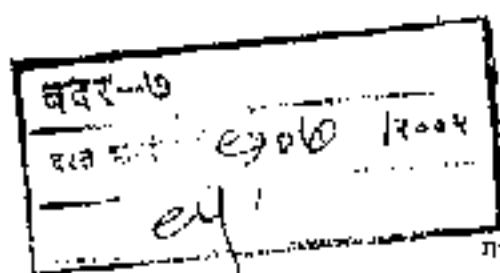
शैला भास्कर पटिल  
(d) Mrs. Shaila Bhaskar Patil,

~~चेतना भास्कर पटिल~~  
(e) Miss. Chetna Bhaskar Patil

मंडुका नमिता पटिल

VIII) (a) Smt. Manjubai Waman Patil,

इंदुमती कृष्णा पटिल  
(b) Mrs. Indumati Krishna Patil,



nee Indumati Waman Patil,

(D. 12 - 1977)

c) Mrs. Devyani Ravindra Keni

nee Devyani Waman Patil

K. NIRMALA. A. VAITY

d) Mrs. Nirmala Ashok Wai Vaity

nee Nirmala Waman Patil,



भारती सुरेश भवेकर

e) Mrs. Bharti Suresh Bhvekar,

nee Bharati Waman Patil

R. Patil

f) Ramakant Waman Patil

P. R. Patil

g) Mrs. Pratibha Ramakant Patil,



H. Patil

h) Hareeshwar Waman patil,



IX) Smt. Hirabai Hiraji Vaithy,

बदर-७  
 १८-७-७७ (२००८ १००२)  
 २६

X(a) GAJANAN HARISHCHANDRA BHOIR,



b) SMT. RHIMABAI GAJANAN BHOIR,



c) VIJAY GAJANAN BHOIR,

for self and as father and natural  
 guardian for his minor sons

Yogesh Vijay Bhoir, aged 8 years  
 and Nikhit Vijay Bhoir, aged 6 years.

V. V. Bhoir

d) MRS. TEJASVI VIJAY BHOIR,

e) DEEPAK GAJANAN BHOIR,

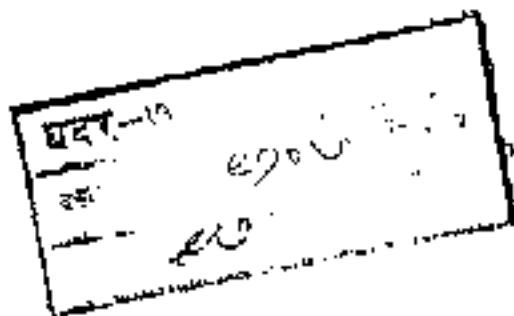
for self and as father and natural  
 guardian for his minor son

Vinnyak Deepak Bhoir aged 6 years .

f) MRS. SHALINI DEEPAK BHOIR,

g) JAYANT GAJANAN BHOIR,





Jyoti G. Bhoir

MISS. JYOTI GAJANAN BHOIR,

- a) BABAN HARISHCHANDRA BHOIR, B-H-Bhoir  
for self and as father and natural  
guardian for his minor sons  
Sandesh Baban Bhoir, aged 7 years,  
Satish Baban Bhoir, aged 15 years,  
and Mahendra Baban Patil, aged 11 years



- i) MRS. SUMAN BABAN BHOIR,

- k) SMT. ANJANA KESHRINATH PATIL

అమ్మగారి పేరు మీద

- l) SMT. NARMADA KESNAV PATIL

- m) SMT. RENUKABAI JAGANNATH BHOIR,

*Handwritten signature*

- n) MRS. VANDANA DILIP BHOIR,

~~DER~~ VANDANA JAGANNATH BHOIR.



शुजाता ज भोईर  
c) MISS. SUJATA JAGANNATH BHOTI,

~~\_\_\_\_\_~~  
OWNERS

Witnesses:  
1. *Amarendra Prasad Jaiswal*  
2. *Chandrasekhar Prasad*

बदर-७  
दस्तावेज क्रमांक: १२९०७/२००२  
*en*







**ANNEXURE -**

बन्दर-७

दस्तावेज संख्या (12906/2002)

5

2014.04.21

Particulars of the diverse Agreement executed  
by and between

Janardhan Atmaram Fatil and Others ...Owners

**And**

M/A. Sadguru Enterprises

474

N/a. Crescent Builders

Sr.No.	Date of the Agreement	Particulars
1.	3.12.1987	Prilip Juhardiman Patil
2.	12.1.1988	Bhaskar Fakir Patil
3.	12.1.1988	Dattatraya Raghunath Patil
4.	12.1.1988	Kashinath Fakir Patil
5.	3.12.1987	Tekubai Narayan Khelkar
6.	3.12.1987	Devayanti Vasudeo Vaita

[illegible]





\*\*\*\*\*  
DATED THIS <sup>14<sup>th</sup></sup> DAY OF December 1993  
\*\*\*\*\*

JANARDHAN ATMARAM PATIL & ORS. Owners

and

M/s. Crescent Builders.... Confirming Party

and

M/s PIONEER HOUSING.....DEVELOPERS



M/s Majumdar & CO.,  
Advocates, Solicitors & Notary,  
Ismail Bldg., 4th floor,  
381, DR. E.N. Road,  
Flora Fountain,  
Bombay-400 001.  
nehuri/r

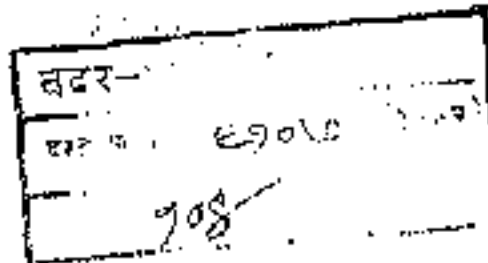




## SCHEDULE

ALL THOSE pieces or parcels of vacant land situate, lying and being at Village Khar, Taluka Kurla, in the Registration District and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and delineated on the plan hereto annexed and thereon shown surrounded by Red Coloured Boundary line and bearing the following particulars. :

G.T.B. Survey No. No.	P.B. Card Sq. Mtr.	Area in Road Sq. Ft.	Area in Sky Acquisition Sq. Mtr.	Clear plot Area Sq. Mtr.	
795	16/2	10527.9	N11	6702.16	4218.74
795/2	30	7261.6	N11	5469.76	1791.84
795/3	17	9023.7	N11	607.05	8416.65
795/4	29	14321.5	N11	6710.15	7611.35
795/5	22	24684.0	N11	117.05	24566.95
795/6	23	10647.7	273.00	N11	10374.70
795/9	21	14088.04	2.75	N11	14065.85
795/10	26/B	4553.0	865.00	250.89	3439.72
795/12	24/B	205.7	N11	N11	205.70
795/13	26/A	9567.1	3325.00	N11	6042.10
795/14	24/A	13881.7	7092.00	N11	6789.70
795/15	25	6810.00	N11	N11	6810.00
		123760.5	11555.75	19865.45	2565.30



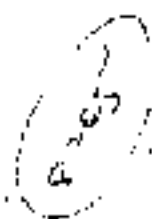
Authorized to issue on behalf of Appropriate Authority, Bombay.

( PRADEEP SHARMA )

Deputy Commissioner of Income-tax,  
Appropriate Authority, Bombay.  
PRADEEP SHARMA,  
Deputy Commissioner of Income-tax,  
Appropriate Authority, Bombay.

Copy to:

1. Transferor(s)
2. Transferee(s)
3. Card File.
4. The D (Inv) Survey Unit - I Bombay under CH Code No 211.
5. The Sub-Registrar of Assurances, Old Customs House, Bombay.



2202  
2001

May release  
 Certified Copy Fee  
 Additional \$5.  
 Total Fee

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION

NOTICE OF MOTION NO. 3

IN

SUIT NO. 1262 OF

42-131-1996  
बदर-19  
निशाना 1 2006 2007  
1996  
704  
Plaintiff

Rameshchandra Trimbak Patil &amp; org.

Vs

Janardhan Atmarom Patil & ors.

.. beneficiaries

Could N/A for fly.

Mr. J. S. Chubb for the plaintiffs.

Mr. A.V. Bockwala with Mr. Pankaj Kewli i/b Chitnis Vaithy &  
Co. for defendants No. 1 to 30.

Mr. W.G. Bhakkar with Mr. Kumar Doshi 1/b Majumdar 5.  
Chatterjee & Co. for defendant No. 41.

CORAM : H.L.GOKHALE, J.

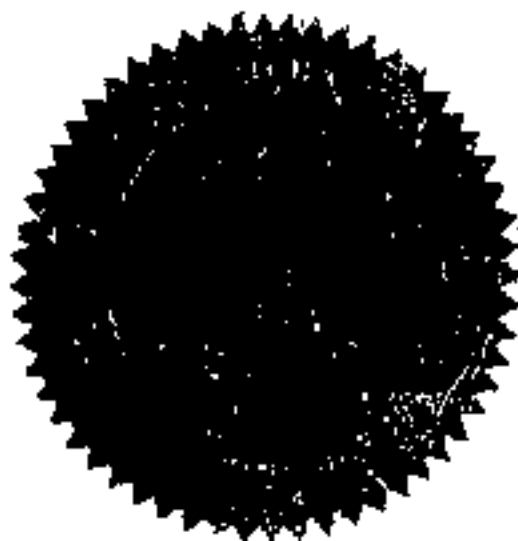
DATE = 30TH JANUARY 200:

EC:

1. The plaintiffs' share cannot be outside and in excess of share of their father which is sought to be conveyed by the plaintiffs herein. It is on this basis that a declaration is sought as also an injunction. It is therefore not possible to accept the above submission. Notice of motion is therefore rejected.

M. D. NARVEKAR

FILE GOKHALE



CERTIFIED TO BE A TRUE COPY  
This 1st day of June 1957

*[Signature]*  
for Embassy and Senior *[Signature]*

बदल-  
वस्तु क्र. 12903 (रू. 2)  
१०६



1/2/2007  
13/6/2007  
and  
Rinambhary  
23/6/2007  
[Signature]

*[Signature]*

D. K. KOTHIKOTI  
 C. T. S.  
 A. K. KOTHIKOTI  
 Y. K. KOTHIKOTI  
 I. K. KOTHIKOTI  
 A. K. KOTHIKOTI  
 S. K. KOTHIKOTI  
 M. K. KOTHIKOTI  
 NOTE: Please check properly  
 and send with the  
 document.

\*\*\*\*\*  
 DATED THE 14<sup>th</sup> DAY OF December 1993  
 \*\*\*\*\*

JANARDHAN ATMARAM PATEL & ORS. Owners

and

M/s Crescent Builders... Confirming Party

and

M/s PIONEER HOUSING... DEVELOPERS

AGREEMENT FOR DEVELOPMENT



M/s Mahmood & Co.,  
 Advocates, Solicitors & Notaries  
 Tasmal Bui ding, 4th Floor,  
 381, DR. D.N. Road,  
 Flora Fountain,  
 Bombay - 400 001.

Exhibit "B"

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
NOTICE OF MOTION NO.3147 OF 1998

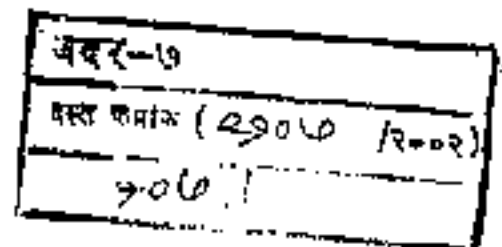
IN

SUIT NO.1262 OF 1996

Ramchandra Trimbak Patil & ors. ....Plaintiffs

Vs.

Danardhan Atmaram Patil & ors. .... Defendants



Mr. G.S. Bhatt for the plaintiffs.

Mr. A.Y. Bookwala with Mr. Pankaj Kowli i / b Chitmas Vaithy & Co. for  
defendants No 1 to 10.

Mr. N.G. Thakkar with Mr. Kumar Desai i / b Majumdar & Co. for defendant  
no. 41.

CORAM: H.L.GOKHALE, J.

DATE: 30<sup>TH</sup> JANUARY 2003



The plaintiffs share cannot be outside and in excess of share of their  
father which is sought to be canvassed by the plaintiffs herein. It is on this basis  
that a <sup>declaration</sup> ~~description~~ is sought so also an injunction. It is therefore not possible to  
accept the above submission. Notice of motion is therefore rejected.

(H.L. GOKHALE)



