

Serial No. 1511
 Bullion Exchange Building
 Bombay Dated 20 MAY 1986

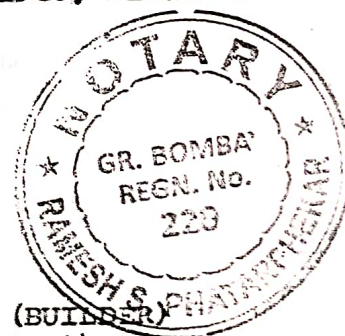
Issued to MR. Deepak Jashar
 Stamped Paper of Rs. 10/-

[Signature]
 Stamp Vendor

AGREEMENT OF SALE OF SHOP NO.1, ON GROUND FLOOR, IN BUILDING "VINOD APARTMENT" (Under Construction) CONSTRUCTED ON BLK. NO. C-660, Room No. 1319, ULHASNAGAR- 421004.

THIS INDENTURE OF AGREEMENT OF SALE ENTERED INTO AT ULHASNAGAR, DIST. THANE (M.S.) ON THIS 20th DAY OF MAY, 1986, BETWEEN:-

M/s. VISHAL BUILDERS,
 Through Partner,
 SHRI GORDHANDAS V. GIDWANI,
 Hindu, adult, aged about 36 years
 Occupation : Business, resident of
 New Ajanta Apartment, 1st Floor,
 Flat No.4, Near Aman Talkies,
 ULHASNAGAR-421 003, DIST. THANE,



Hereinafter called the 1st Party VENDOR (BUILDER)
 (which term and expression shall unless repugnant to the
 contexte or meaning thereof mean and include his heirs,
 executors, administrators and assings) of the ONE PART.

A N D

SHRI RAJENDER NARAYANDAS LULLA,
 Hindu, adult, aged about 25 years,
 Occupation : Resident of
 C/o. Brk.No. Room No.179,
 ULHASNAGAR-421005, DIST. THANE

Hereinafter called the 2nd party VENDEE (PURCHASER)
 (which term and expression unless repugnant to the context,
 meaning thereof shall mean and include his heirs, executors,
 administrators and assings) of the Second Part.

: 2 :

WHEREAS the party of the first part (VENDOR) is the absolute owner of the "VINOD APARTMENT" which is under construction and which being constructed on the Plot of Blk. No. C-660, Room No. 1319, Ulhashnagar-421004, Dist. Thane,

AND WHEREAS the Party of the 2nd Part (PURCHASER) has agreed to purchase the Shop No. 1, Ground Floor, in "VINOD APARTMENT" adm. about 169 Sq. Ft., Built up area at the rate of Rs. 160/- (Rs. One Hundred Sixty Only) which is under consideration on ownership basis on the following terms and conditions.

NOW THIS INDENTURE WITNESSES AND IT IS AGREED BY & BETWEEN THE ABOVE SAID PARTIES AS FOLLOWS.

THAT the Vendor has agreed to sell his above said shop to the purchaser at the rate of Rs. 160/- (Rs. One Hundred Sixty only) per Sq. Ft., with all rights, titles interest, and benefit of the vendor in the above said shop on ownership basis for the total consideration of Rs. 27,040/- (Rs. Twenty Seven Thousand Forty Only).

That the Vendor acknowledge the receipt of Rs. 27,040/- (Rupees Twenty Seven Thousand forty only) paid by the purchaser being the full and final consideration of the above said shop property.

That Vacant and physical possession of the said property to the purchaser on today and purchaser admit the same.

That the Vendor hereby assure to purchaser that the above said Shop is free from all encumbrances i.e. it is neither been sold, not mortgaged, nor gifted, nor transferred to any other person before this agreement of sale, however is any person claim his rights, shares interest in the said shop which is under sale now then all such claims will be removed by the vendor on his heirs, representatives, administrators and assigns of the vendors and the purchaser is free from all such risks and responsible.

That the Vendor do hereby assured and undertakes that he will be responsible for all the legal litigations and problems created regarding that above said building from any Govt. authorities Sem Govt. authorities and he (The Vendor) will clear all such litigation and problems at his own risks and costs and for which the purchaser shall not be responsible in any case.

That the rate of this shop is fixed and will never be fluctuated or changed in any circumstances it will neither, fluctuated to any case it will neither increase or decrease.

That the Vendor and purchaser will be bound regarding the



area of the said Shop i.e. if after the construction of the area of the shop is excess then the purchaser will pay the balance amount for the excess area and if the area is decised after the construction then the vendor will return the amount of the less area.

That after completion the construction of said Shop or the said building the vendor has no right, claim, share, interest in the plot beneath the said building and the plot will be jointed property of all the shop holders of the said building known as "VINOD APARTMENT" constructed on Blk. No. c-660, Room No.1319, Ulhasnagar-421004.

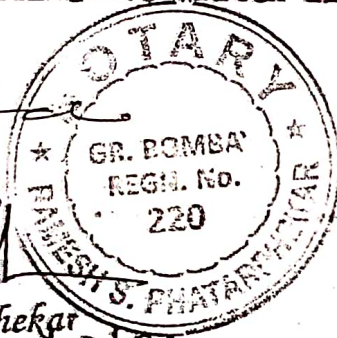
That the purchaser has been the plans of the said building and material used for the said building and the he (Purchaser) seen and verified.

* IN WITNESSES WHEREOF BOTH THE PARTIES SET AND SUBSCRIBED their respective hands on this Agreement of Sale on this day, and the year hereinabove written first.

WITNESSES:-

BEFORE ME

Ramesh S. Phatarphiekar
Notary Gr. Bombay 20/03/86



(Shri Gordhandas V. Gidwani)
Vendor/Seller

(Shri Rajender Narayandas Lulla)
PURCHASER

REGISTER SERIAL NO

1869

PAGE NO

79

DATE

20/03/86

R E C E I P T

RECEIVED Rs. 27,040/- (Rs. Twenty Seven Thousand Forty Only) from Shri Rajender Narayandas Lulla, by cash towards Shop No.1, on Ground Floor, in "VINOD APARTMENT" Ulhasnagar-421004, constructed on Blk.No.C-660, Room No.1319, Ulhasnagar-4. final sale consideration amount towards the sale of above said property.

WITNESSES:

I SAY RECEIVED
Rs.27,040/- (Rs. Twenty Seven Thousand forty only)

i.e. Shri Gordhandas V. Gidwani
VENDOR.





MAHARASHTRA

02AA 985111



Sr. No. 155 Date 20/12/06
Issued to Sagar Bhole
Stamp Paper of Rs. 10
Receipt Sr. No. _____

(SAGAR BHOSE P. JHAR)
STAMP VENDOR AMBERNATH
UC No 052000

AGREEMENT FOR SALE

THIS INDENTURE OF AGREEMENT FOR SALE is made and entered into at Ulhasnagar, Dist. Thane, on this 20TH December 2006.

BETWEEN

SAID PROPERTY

BETWEEN THE PARTIES AS UNDER:

- 1). That the Purchaser paid amount Rs 40,000/- (Rupees Forty Thousand Only) in Cash in various installments towards this Agreement Being the full and final sale consideration amount towards this agreement, and the vendor doth hereby admits and acknowledge the receipt of the same before witnesses, and hereafter the vendor not say that he has received less consideration and/or not received the consideration.
- 2) That the Vendor has assured the Purchaser that the said property which is under Sale is free from all encumbrances, liens, charges, mortgaged, sale, gifted etc., and no any sort of agreement has been made with any person/persons prior to this agreement. And if any time any person/persons would claim any right over the same than Vendors shall held responsible to answer the claim so made on his own risk and cost, and indemnify the Purchaser against any loss on that ground.
- 3). That the Vendor shall hand over all relevant documents of the said property to the Purchaser at the time of execution of this final sale agreement, and the Purchaser agreed for the same before witnesses.
- 4). That the Vendor shall hand over Vacant, Peaceful physical possession of the said property to the Purchaser at the time of execution of this final sale agreement, and Purchaser agreed for the same before witnesses.

H.L. Balani
[Signature]



SHRI. HARESH LILARAM BALANI (HISDUJA), Indian inhabitant, aged about 48 years, Occupation: Business, Residing at Brk no. 2084, Room No. 12, Section-36, Ulhasnagar- 421005, Dist: Thane, Maharashtra. Here in after called and referred to as the **'VENDOR'** (which expression shall include his heirs, executors, administrators, representatives and assigns) **PARTY OF THE FIRST PART.**

----- AND -----

SHRI. RAM DILIP MAKHIJANI, an Indian Inhabitant, aged about 27 years, Occupation: Business, residing at Flat no. A-205, Amarjyoti Apartment, Opp. Julelal School, Siru Chawk, Ulhasnagar- 421002, Dist: Thane, Maharashtra, Hereinafter called and referred to as the **'PURCHASER'** (Which expression shall include her heirs, executors, administrators, representatives and assigns)...**PARTY OF THE SECOND PART.**

WHEREAS the Vendor aforesaid is seized, possessed and absolute property Commercial premises known as and **"SHOP"** situated at **SHOP No. 1, Ground Floor, in "VINOD APARTMENT" BUNGLOW AREA, ULHASNAGAR- 421004, DIST: THANE, MAHARASHTRA**, The Building is constructed on the Plot of Block No. C-660, Room No. 1319, Ulhasnagar- 421004, Dist Thane, Maharashtra, under are admeasuring about 17x 10=170 sq. ft. (built- up area), falls under ward no. 49, Khata no. 49/0557, fitted with electric connection having consumer no. 021514250852, Assessed under Ulhasnagar municipal Corporation (more particulars described in the schedule of the property hereunder written) " hereinafter called and referred to as the **'SAID PROPERTY'** .



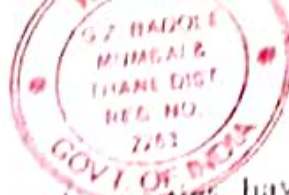
1). NOW HEREAFTER, the Vendor aforesaid, his heirs, executors, administrators, or any body else, claiming any right over said property, will have no right whatsoever left in the said property. The Purchaser aforesaid has become an absolute owner of said property, and he may enjoy all the rights and profits according to his own free choice, wishes without any interference, interruption or any obstruction from the Vendors aforesaid, his heirs, executors, administrators, or anybody else, claiming through them. If anybody objects or interrupts the Purchaser possession and ownership, the same shall be removed by the Vendors aforesaid at his risk and cost, and indemnify the Purchaser against any loss on ground.

SCHEDULE OF THE PROPERTY

1. THE PEACE OF PARCEL OF THE PROPERTY "SHOP" situated at SHOP No. 1, Ground Floor, in "VINOD APARTMENT" BUNGLOW AREA, ULHASNAGAR- 421004, DIST. THANE, MAHARASHTRA. The Building is constructed on Plot of Block No. C-660, Room No. 1319, Non-Agricultural land measuring about 17x 10=170 sq. ft. (built-up area), falls in Municipal ward no. 49, Khata no. 49/0557, Ulhasnagar, Dist Thane, Maharashtra fitted with electric connection consumer no. 021514250852- (pc-7), Assessed under Ulhasnagar Municipal Corporation.

Main Road
Main staircase of Building
Main Gate of Vinod
Shop No. 2

H. L. Salani
Notary



WITNESS WHEREOF both the parties have set and
 their respective hands on this 20th December 2006 and year
 ioned hereinabove.



H-L Balani



SHRI. HARESH LILARAM
 BALANI (HINDUJA)
 Signature of the Vendor/s



Ram Dilip Makhlani

SHRI. RAM DILIP MAKHLANI
 Signature of Purchaser/s

lani

lani



BEFORE ME
re H-L Balani
G. Z. BADOLE
NOTARY
MUMBAI & THANE DIST
 Reg No 45 Br No 25
 Date 20/12/2006