WHEREAS, said M/s Om Developers further transferred the said property alongwith other properties to Shri Y.V.S.S. Raju by Sale Deed dt. 25.08.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 5328 dt. 25.08.2008 and the name of said Shri Y.V.S.S. Raju was mutated in revenue records as the owner of the said Property vide Ferfar No. 1473 dt. 28.09.2010, AND;

WHEREAS, the SELLER here-in purchased the said land alongwith other lands from Shri Y.V.S.S. Raju by Agreement To Sell dt. 09.04.2009 and thereafter obtained the Sale Deed in its favour by Sale Deed dt. 07.12.2011 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 5412 dt. 07.12.2011 and the name of the SELLER here-in was mutated in revenue records as the owner of the said land vide Ferfar No. 1622 dt. 03.03.2012, AND;

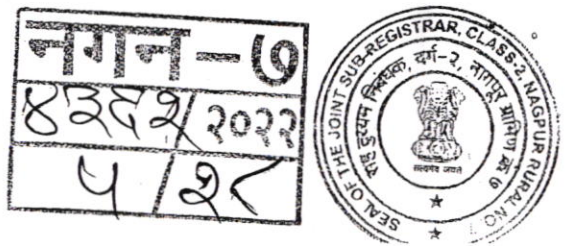
WHEREAS, the said land is not beneficial to the SELLER and the SELLER here-in being not interested in retaining the said agricultural land has decided to sell the said agricultural land to the third party and utilise sale proceeds thereof for best interest of it and its shareholders, AND;

WHEREAS, the PURCHASERS hereinabove being interested in purchasing the said land, approached the SELLER here-in and offered a very good price for purchase of the said land and the SELLER having conceded to the request of the PURCHASERS, the SELLER have decided to sell the said agricultural land to the PURCHASERS here-in with all rights therein for a total consideration of RS. 2,00,00,000/- (RS. TWO CRORE ONLY) agreeing inter alia that the SELLER will execute and register sale Deed of the said land in favour of the PURCHASERS, AND;

WHEREAS, the PURCHASERS having paid the entire agreed consideration to the SELLER it has now become necessary for the SELLER to execute and register the SALE DEED of the said agricultural land in favour of PURCHASERS and transfer all rights, title and interest in the said land to the PURCHASERS.

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:

01. That in consideration of total sum of RS. 2,00,00,000/- (RS. TWO CRORE ONLY) paid by the PURCHASERS to the SELLER as per manner appearing here-in-below, the receipt whereof the SELLER does hereby acknowledge as beneficial owner thereof does hereby grant, assign, convey and transfer by way of sale to the PURCHASERS, the property being ALL THAT piece and parcel of agricultural land bearing Survey Kh. No. 150/2, admeasuring about 1.27 Hectares, Land Revenue Rs. 5.97, with



Occupant Class 1 Bhumiswami Rights, Mauza : BHOKARA, in P. H. No. 12-A, Tahsil : NAGPUR (RURAL), District : NAGPUR along-with the standing crops, trees and any thing and every thing standing thereon together with all easement rights like Road, Dhura etc. TO HOLD THE SAME TO AND UNTO THE PURCHASERS as co-owners thereof forever free from encumbrances of all kinds whatsoever and also free from payment of land revenue/ agricultural assessment, cesses etc. payable upto date.

MANNER OF PAYMENT

Amount Rs.	Ch. No.	Bank
25,00,000/-	028812	Axis Bank Limited, Ravi Nagar Br., Nagpur
25,00,000/-	028786	
24,00,000/-	028814	
25,00,000/-	028815	
50,00,000/-	022888	
25,00,000/-	022889	
24,00,000/-	022890	
2,00,000/-	TDS as per provisions of the I. T. Act, 1961	
2,00,00,000/-	RS. TWO CRORE ONLY	

02. THAT the SELLER does hereby covenant with the PURCHASERS that it has good, valid and marketable title to the property hereby sold and has absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASERS absolutely forever.

03. THAT the SELLER further assures the PURCHASERS that the property hereby sold is its separate and self acquired property belonging to it alone having all ownership rights and none except it and its present directors / shareholders have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same and the same is free from all encumbrances, charges or mortgage whatsoever.

04. That THE SELLER assures to the PURCHASERS that it has done no act whereby the property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to THE PURCHASERS.

05. THAT the SELLER further assures to the PURCHASERS that it has not transferred the said property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to any body else till date nor the same has been given as security to any one. That the SELLER has not granted any powers related to the said property to any third party so as to alienate the same.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

06. THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASERS without any interruption or disturbance by the SELLER or any person claiming through under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

07. THAT the SELLER will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASERS and their heirs, successors, assigns etc. as may reasonably be required.

08. THAT the SELLER has paid upto this date all dues with respect to agricultural assessments, Cesses, Electricity Charges and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the SELLER undertakes to pay the same and keep the PURCHASERS always indemnified against such payments.

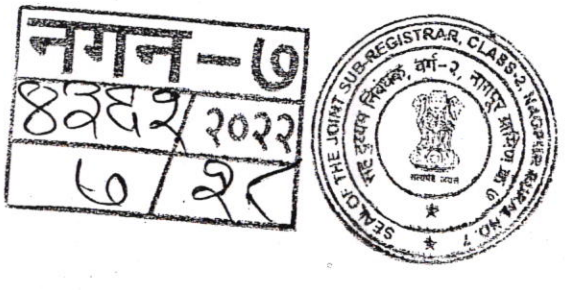
09. THAT the SELLER has delivered the actual physical possession of the property hereby sold to the PURCHASERS in vacant condition at the time of execution of this Sale Deed and the PURCHASERS have taken over the same.

10. THAT the SELLER will support any application made by the PURCHASERS for mutation of names on the property hereby sold and shall render necessary assistance to the PURCHASERS for obtaining the mutation in respect thereof in favour of the PURCHASERS in all relevant records.

11. THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the parties hereto.

12. THAT in case the PURCHASERS are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLER or any encumbrance or charge on the same to which this sale is not subject, the SELLER will indemnify the PURCHASERS in all respects.

13. That the SELLER covenants with the PURCHASERS that the property hereby sold is not under any acquisition requisition of any scheme of the Government nor any notices have been received nor any court cases are pending in any civil / Revenue Courts.



14. THAT as specifically agreed that all expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by SELLER.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of agricultural land bearing Survey Kh. No. 150/2, admeasuring about 1.27 Hectares, Land Revenue Rs. 5.97, with Occupant Class 1 Bhumiswami Rights, Mauza : BHOKARA, in P. H. No. 12-A, Tahsil : NAGPUR (RURAL), District : NAGPUR along-with the standing crops, trees and any thing and every thing standing thereon together with all easement rights like Road, Dhura etc. and the same is bounded as under:

ON THE NORTH	:	LAND BEARING KH. NO. 154
ON THE EAST	:	LAND BEARING KH. NO. 154
ON THE WEST	:	LAND BEARING KH. NO. 150/1
ON THE SOUTH	:	LAND BEARING KH. NO. 157, 135/1

IN WITNESES WHEREOF THE SELLER AND THE PURCHASERS have hereto set their respective hands and assigned this DEED OF SALE at Nagpur on the day first here-in-above written in presence of attesting witnesses.

Drafted by Dwivedi & Khedkar Advocates, Nagpur

WITNESSES :

01.



(Shri Akash D. Chawala)

FOR JPK SONS CONSTRUCTIONS PVT. LTD.
(formarly known as **JP N SONS CONSTRUCTIONS PRIVATE LIMITED**)



SHRI JAIPRAKASH G. KHUSHALANI
Authorised Director
SELLER

02.



(Shri Rahul K. Rawri)

FOR SR REMEDIAL SERVICES PVT. LTD.



SHRI NITIN M. UPARE
Authorised Director
and
SHRI NITIN M. UPARE
Constituted attorney for
SHRI SHYAMSUNDER R. MITTAL
PURCHASERS

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-1, NAGPUR RURAL NO. 7
सह दुय्यम निबंधक, वर्ग-२, नागपुर ग्रामीण क्र. ७