S A L E - D E E D :

THIS INDENTURE made at Bhayandar, Taluka and District : Thane, this 13 day of ~~May~~ January, ~~2098~~ 1988 (in the Christian Year One Thousand Nine Hundred Eighty ~~Seven~~ Eight) BETWEEN (1) SMT. SHILPA W/o. RASIK TALPADE, Adult of Thane inhabitant residing at Thane through and by her Constituted Attorney MANUBHAI VADILAL SHAH, aged about 51 years, hereinafter referred to as "THE ORIGINAL VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, legal representatives, successors, administrators, executors and said Constituted Attorney and assigns) OF THE FIRST PART AND M/s. SITALNAGAR, a Partnership firm carrying on business at Shop No.25, Jai Hind Estate, Bhuleshwar, Bombay through and by their Partners (1) Manubhai V.Shah, Adult of Bombay Inhabitant and (2) Khimji Hansraj Haria, Adult also of Bombay Inhabitant, hereinafter referred to as the FIRST CONFIRMING PART (which expression shall unless repugnant to the context or subject hereof mean and include said Partnership firm, and their partners at present and from time to time or survivors of them and their successors in business) OF THE SECOND PART AND (3) Shri CHANDRAKANT BHAVANJI GALA, aged about 46 years, father and natural guardian of Minor PRATIK S/o. Chandra-kant Gala, aged about 5 years of Bombay Inhabitant,

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residing at 'Rajshri Kutir=' Ghatkopar, Bombay-400077 hereinafter referred to as the 'PRESENT VENDOR= and also as the SECOND CONFIRMING PARTY (which expression shall unless repugnant to the context or meaning thereof be deemed to include the said father and natural guardian of the said Minor and also heirs and legal representatives executors administrators and assigns of the said minor) OF THE THIRD PART - AND (4) M/s. J.K. ASSOCIATES through and by their Proprietor Jayesh Khimji Haria, aged about 23 years, carrying on business at Sitalnagar Mira Road (East) Dist. Thane hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the said firm J.K. ASSOCIATES and their Proprietors/Partners and also heirs, legal representatives of said JAYESH KHIMJI HARIA) OF THE FOURTH PART :

W H E R E A S :

The Original Vendor said Smt. Shilpa Rasik Talpade was well seized and possessed of pieces of lands bearing Survey No. 729, 732 and 733 which she had agreed to sell and transfer to the first Confirming Party said M/s. Sital Nagar by an agreement of Sale dated 9th December, 1981 with necessary Sale permission and N.A. permission which was granted vide N.A. Permission Order bearing No. N.A.P. VII/277/83 dated 22/8/1983 and had put the first Confirming Party into possession of the said land and had granted irrevocable General Power of Attorney in favour of Shri Manubhai V. Shah and Khimji Hansraj Haria partners of said M/s. Sital Nagar to deal with, sell and transfer said land and/or plots made out

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of the same AND WHEREAS said first confirming Party had carried out Layout and divided said N.A. Lands into several plots of land AND WHEREAS said First Confirming Party had sold and transferred a Plot of land bearing No. 139 admeasuring about 495 Sq. mtrs. (on actual measurement carried out) under the agreement of Sale dated NIL to the second confirming party and put him into possession of the said plot of land and with the consent of the Original Vendor through her Constituted Attorney said M.V. Shah and the said First Confirming Party, the Second Confirming Party present Vendor herein had got said plot of land transferred in his name in all the Revenue records and was in physical possession of the said Plot of land and he has also put up some construction on the said plot upto Plinth level and said second confirming party who is also described as the present Vendor (as he is found to be owner of said plot of land as per Revenue records) had in turn agreed to sell and transfer said plot No. 139 to the Purchasers' herein by an agreement for Sale dated 1st December 1986 for a lumpsum of Rs. 37,000/- (Rupees thirty seven thousand) and the Purchasers herein have also paid on or before execution of this Conveyance a sum of Rs. 27,000/- (Rupees twenty seven thousand only) for and on behalf of the present Vendor/ Second Confirming Party to the First Confirming Party

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being balance due under the said original agreement for Sale and the purchasers herein have called upon the said present Vendor/Second Confirming party and all the necessary parties to execute and deliver necessary Sale Deed in their favour NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale dated 1st December 1986 and in consideration of total sum of Rs. 37,000/- which is made up of Rs. 10,000/- (Rupees ten thousand) paid to the First Confirming Party Sital Nagar and balance of Rs. 27,000/- (Rupees ~~xxxxx~~ twenty seven thousand) having been paid on execution hereof by the purchasers to the said present Vendor and/or the second confirming party and the payment and receipt whereof all the said Vendors and all confirming parties hereto admit and acknowledge of and from the same and every part thereof do for ever release and discharge the purchasers, the Vendors and all concerned parties hereto do hereby grant sell assign release convey transfer and assure unto the purchasers for ever all that piece or parcel of N.A. Land hearing Plot No.139 admeasuring about 495 Sq. meters of thereabout being a part or portion of original lands bearing old Survey No. 733 (part) and new Survey No. 124 (Part) lying being and situated at Revenue village BHAYANDAR but near Mira Road, Railway Station and within limits of the Meera Bhayandar Nagar Palika

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Parisha/Council and in the Registration District and Sub-District of Thane and more particularly described in the Schedule written hereunder and all which land hereditaments and premises are hereinafter referred to as "the said Plot of land" together with structures thereon and all and singular areas ways, wells paths passages water courses ditches, drains trees and plants lights liberties easements profits privileges rights members and appurtenances whatsoever to the said plot of land belonging or in any wise appurtaining to or that the same or any part thereof now or at any time heretofore usually held occupied or enjoyed or reputed or known as part member thereof or be appurtenant thereof AND ALSO TOGETHER WITH ALL deeds documents writings and other evidences of title relating to the said plot of land and/or original pieces of lands of which said plot is a part and parcel TO HAVE AND TO HOLD the said plot of land No. 139 the use and benefit of the purchasers for ever subject to all rents taxes assessments, rates duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra and/or to the Local Authorities Gram Panchayat/Municipal Council/ Nagar Parishad. The Meera Bhayandar Nagar Palika Parishad etc AND the Vendors original Vendor and the present Vendor so far as relates to their acts and deeds only but not further do hereby covenant with

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the Purchasers the Vendors (Original and present) and/or Confirming parties have not done committed or knowingly or willingly suffered or been a party or privy to any act deed or thing whereby the Vendors and Confirming parties are prevented from granting and conveying the said plot of land in the manner aforesaid or whereby the same or any part thereof are is can or may be charged encumbered as prejudicially affected in Estate title or otherwise howsoever.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals at Bhayandar on the day and year first hereinabove written.

SCHEDULE REFERRED TO ABOVE

ALL that piece or parcel of Non-Agricultural Land or ground bearing Plot No. 139 admeasuring about 495 Sq. mtrs. or thereabout with all structures thereon being a part or portion of original pieces of Lands bearing Survey Nos. 733 (Part) and also being part of New Survey No. 124 (Part) lying being and situated at Revenue village Bhayandar but near Mira Road Railway Station and within the limits of Original Bhayandar (Navghar village group) Gram Panchayat and now The Meera Bhayandar Nagar Palika Parishad and in the Registration District and Sub-District of Thane and bounded as follows:-

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On or towards East : By Plot No. 122
On or towards West : By Road
On or towards North: By Plot No. 138
On or towards South: By Plot No. 140

SIGNED SEALED AND DELIVERED by the withinnamed Original Vendor SMT. SHILPA RASIK TALPADE by hand of her Constituted Attorney SHRI M.V. SHAH in the presence of:

(M. V. SHAH)
(Constituted Attorney for Smt. SHILPA R. TALPADE-- Original Vendor)

SIGNED SEALED AND DELIVERED by the First Confirming Party M/s. SITAL NAGAR by the hand of their Managing Partner SHRI KHIMJI HANSRAJ HARIA in the presence of :

For M/s. SITAL NAGAR,
(KHIMJI H. HARIA)
Partner
FIRST CONFIRMING PARTY.

SIGNED SEALED AND DELIVERED by the Second Confirming Party present Vendor SHRI CHANDRAKANT BHAVANJI GALA, father & natural Guardian of minor PRATIK C.GALA in the presence of :

(CHANDRAKANT B. GALA-- Father and natural Guardian of PRATIK G. GALA Present Vendor/Second Confirming Party.

SIGNED SEALED AND DELIVERED by the Purchasers M/s. J.K. ASSOCIATES through their Proprietor SHRI JAYESH KHIMJI HARIA in the presence of :

For M/s. J. K. ASSOCIATES,
(JAYESH K. HARIA)
SOLE PROPRIETOR
PURCHASERS.

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R E C E I P T

Received of and from the Purchasers a total sum of Rs. 37,000/- (Rupees thirty seven thousand only) which is made up of Rs. 10,000/- (Rupees ten thousand) only paid by them under Agreement for Sale dated 1-12-1986 and balance Rs. 27,000/- on execution of this Sale Deed by a Cheque bearing No. _____ dated _____ for Rs. 27,000/- drawn on _____ (Bank) in favour of said Pravin Jethmal Dedhia. : Rs. 37,000/-

WE SAY RECEIVED.

Witnesses :

1)

2)

Chandrakant B. Gala

(C.B. GALA)
Present Vendor/
Second Confirming Party

(M. V. SHAH)
C.A. of Original Vendor
and Partner of 1st Con-
firming Party.

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अनुक्रम नंबर २७९ सन १९८८ चे जानेवारी चे 23 तारखेस 2 व 3 चे दरम्यान ठाणे चे दुय्यम निबंधक यांचे कचेरीत आणून दिला.

दुय्यम निबंधक, ठाणे.

या चेतलो ती—
बॉबणी फी रु. 360.00
फोटो पाने (90) रु. 20.00
पादी फी रु.
टपाल फी रु. 40.00
एकूण रु. 900.00

दुय्यम निबंधक, ठाणे.

3] श्री. एम्. व्ही. शाह हे श्रीमती बीला रसिक तलपदे यांचे अरतल्याशी म्हणुन.
2] श्री. रसिकभाई हंसराज हरीया.
3] श्री. चंद्रकांत भवानजी शाह. स्वतः साठी व पुतळीचे अपाकु म्हणुन.
4] श्री. जयेश के हरीया हे — जैके असोसिएटस चे प्रोप्रा. म्हणुन

दस्तऐवज करुन देणार

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यांचेकडील ....दस्तऐवजी.... या दस्तऐवज करुन घेणार यांनी सादर केला.

Khumji Hansy

Chandrakant B. Gala

एस. आर. पटेल
व्यापारी ६० ५८

वरील पक्षकार निष्पादनास कबूल असल्याने असे निवेदन करतात की, या दस्तावर ठसे देणाऱ्या उपरोक्त इसमांचा व्यक्तशः ओळख पटविली आहे.

पुस्तक क्रमांक १ चे 202 क्रमांकावर नोंदला.

दिनांक 23 माहे 1 सन १९८८

दुय्यम निबंधक, ठाणे

दुय्यम निबंधक, ठाणे.

तारीख 23 माहे 1 सन १९८८.

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DATED THIS DAY OF MAY, 1987

AT BHAYANDER

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BETWEEN

Smt. SHILPA R. TALPADE

.. ORIGINAL VENDOR

M/s. SITAL NAGAR

.. IST CONFIRMING PARTY

CHANDRAKANT B. GALA, F/O PRATIK G. GALA

.. 2ND CONFIRMING PARTY

AND

M/s. J.K. ASSOCIATES....PURCHASERS

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SALE-DEED

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SHRI SAKARCHAND V. SHAH,
B.A., LL.B.,
Advocate High Court &
Notary Public,
418, Kalbadevi Road,
Chotalal Bhavan,
Bombay - 400 002.

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