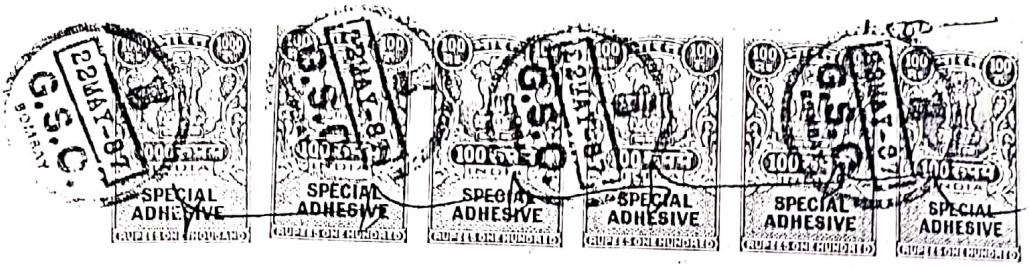
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-: S A L E  D E E D :-

THIS INDENTURE made at Bhayandar, Taluka and District : Thane this 12th day of JAN, 1988 (in the Christian Year One Thousand Nine Hundred Eighty Seven) 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 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.14, Jai Hind Estate, Bhuleshwar, Bombay, through and by their partners (1) Manubhai V. Shah Adult of Bombay Inhabitant and (b) Khimji Hansraj Haria Adult also of Bombay Inhabitant - -

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hereinafter referred to as the First Confirming Party (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 JAYESH RATILAL SHAH Aged about 25 years of Bombay Inhabitant residing at - Kalandhar Cottage Co.op. Housing Society, S.V. Road, Vile Parle (West), Bombay 400 058 and Manubhai Vadilal Shah father and natural guardian of Kumari Varsha D/o Manubhai V. Shah aged at present 14 years residing at Shree Niketan, 24 Andheri Co.op. Housing Society Andheri (West), Bombay both hereinafter jointly referred to as the 'present Vendors' and also as the Second - Confirming Party ( which eepression shall unless repugnant to the context or meaning thereof be deemed to include their respective (i.e.of Jayesh

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R. Shah and of said Varsha M. Shah) heirs and legal representatives executors administrators and assigns) of the Third Part AND (4) M/s. J.K. ASSOCIATES a proprietory concern through their sole proprietor of Jayesh Khimji Haria carrying on business at Sital nagar Mira Road (East), Dist. Thane and said proprietor residing at 2406 Panchratna, Opera House, Bombay 400004 hereinafter referred to as 'the Purchasers' (which expression shallunless repugnant to the context or meaning thereof be deemed to include said Partnership firm and their partners at present and from time to time or their survivors) 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 22.9.1983 and had put the first Confirming Party into possession of the said land and hadgranted 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 saidlands and/or plots made out of the same AND WHEREAS said first Confirming party had carried out layout and divided



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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. 140 admeasuring about 413 sq.meters (on actual measurement carried out) under the Agreement for Sale dated 1st December 1986 to the Second Confirming Party and put them 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 VENDORS had got said plot of land transferred in their i.e. in name of Jayesh R. Shah & Varsha M.Shah joint names in all the Revenue records and were in physical possession of the said plot of land and he has put up certain constructions on the said plot No.140 and the said Second Confirming Party who are also described as the present - Vendors (as they are found to as owners of said plot of land as per Revenue records) had in turn agreed to sell and transfer said Plot No.140 to the Purchasers herein by the Agreement for sale dated 1st December 1986 for a lump sumof -.-. Rs.30,000/- (Rupees Thirty thousand only) and the Purchasers herein have also paid a sum of - - Rs.10,000/- under the said agreement for sale dated 1st December, 1986 and the Purchasers herein have called upon the said present Vendors/Second Confirming Party and all the necessary parties to execute and deliver necessary sale Deed in their favour NOW THIS INDENTURE WITNESSETH that in



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pursuance of the said Agreement for Sale dated 1st December 1986 and in consideration of total sum of Rs.30,000/- which is made up of Rs.10,000/- (Rupees ten thousand) paid to the present Vendors/Second Confirming party and balance of Rs.20,000/- (Rupees twenty thousand only) having been paid on execution hereof by the Purchasers to the said present Vendors 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 over 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 bearing Flat No.140 admeasuring about 413 sq. meters or 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 Parishad/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 all structures thereon and also all and signular areas ways, paths passages water courses ditches, drains trees and plants ligh s, liberties, easements, profits privileges rights members and appurtenances

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whatsoever to the said plot of land belonging or in any wise appeartaining to or that the same or any part thereof now or at any time heretobefore usually hold occupied or enjoyed or reputed or known as part member thereof or be - appurtenant thereto AND ALSO TOGETHER WITH all deeds documents thereto writings and other evidences of title relating to the said plot of land and or original pieces of lands of which saidplot is a part and parcel TO HAVE AND TO HOLD the said plot of land No.140 the use and benefit of the purchasers forever 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 Vendors so far as relates to their acts and deeds only but not further do hereby covenant with the Purchasers the Vendors (Original and present Vendors) and/or confirming parties have not done constituted or knowingly or willingly suffered or been a party or privy to any act deed or thing whereby the Vendors and confirming parties have 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 or prejudicially affected in Estate title or otherwise howsoever.

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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.140 admeasuring about 413 sq.metrs. or thereabout with all structures thereon (being a part or portion of original pieces of lands bearing 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 the limits of original Bhayandar (Navghar Village Group) Gram Panchayat and now The Meera Bhayandar Palika Nagar Parishad and in the Registration District and Sub-District of Thane and bounded as follows :-

On or towards East : By Plot No.121
On or towards West : By existing Road.
On or towards North: By Plot No.139
On or towards South: By Plot No.141.

SIGNED SEALED AND DELIVERED by the )
withinnamed Original Vendor Smt. (
Shilpa Rasik Talpade by hand of her
Constituted Attorney M.V.Shah in )( M.V. SHAH)
the presence of. (Attorney for Shilpa R.Talpade-Original Vendor)

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SIGNED SEALED AND DELIVERED by the )
First Confirming Party M/s.Sital (
Nagar by the hand of their Managing For M/s.SITAL NAGAR
Partner Shri Khimji Hansraj Haria ) Khimji Hansraj
in the presence of. ( (Khimji H.Haria)
Managing Partner.
First Confirming party.

SIGNED SEALED AND DELIVERED by the )
Second Confirming Party/present ( Jayesh Shah
Vendors Shri Jayesh R.Shah and )(1) Jayesh R. Shah
Manubhai V. Shah father natural ( M.V.Shah
guardian of Kumari Varsha M.Shah ) (2) M.V.Shah )
in the presence of. Father of & natural
guardian of Ku.Varsha.

SIGNED SEALED AND DELIVERED by the )
Purchasers M/s.J.K.Associate by ( for M/s.J.K.ASSOCIATE
the hand of their Sole proprietor )
Shri Jayesh Khimji Haria in the ( J.H.Haria
presence of. )
(J.K. HARIA)
Sole Proprietor/
Purchasers.

RECEIVED of and from the Purchasers )
A total Sum of Rs.30,000/- which is made (
up of Rs.10,000/- (Rupees Ten thousand) )
paid under agreement for sale dated (
1.12.1986 and balance Rs.20,000/- twenty )
thousand on execution of this sale deed. ) Rs.30,000/-

WITNESSES :- WE SAY RECEIVED.

1. Jayesh Shah
(1) J.R.Shah

2. M.V.Shah
(2) M.V.Shah
PresentVendors/Second Confirming
Party.

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DATED THIS 12-1-88 DAY OF [illegible], 1988.

BETWEEN

Smt.Shilpa B.Talpade...Org.Vendor.

M/s.Sital Nagar...1st Confirming Party

Jayesh R. Shah
Marsha M.Shah. . .2nd Confirming Party/
Present Vendors

and

J.K.Associates. . . .Purchasers.

# S A L E  D E E D

(Plot No.140)

SHRI SAKARCHAND V. SHAH,
B.A.,LL.B.,
Advocate High Court & Notary
Publi

418 Kalbadevi Road,
Chhotalal Bhavan,
Bombay 400 002.

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Regn. 39 m.

दस्तऐवजाचा अनुक्रमांक 228/88

दिनांक 92-9. सन १९

दस्तऐवजाचा प्रकार— खरेदीखत 30000/-

सादर करणाराचे नाव— श्री मनोज किं दोशी

खालीलप्रमाणे फी मिळाली.

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| नोंदणी फी | 300 | - |
| नक्कल फी (फोलिओ ) | | |
| पृष्ठांकनांची नक्कल फी | 20 | - |
| टपालखर्च | | |
| नक्ला किंवा ज्ञापने (कलमे ६४ ते ६७) | | |
| शोध किंवा निरीक्षण | 90 | - |
| दंड—कलम २५ अन्वये | | |
| कलम ३४ अन्वये | | |
| प्रमाणित नकला (कलम ५७) (फोलिओ ) | | |
| खर्च फी (मागील पानावरील) बाब क्र. | | |
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दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात देण्यात येईल.

दुय्यम निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. हवाली करावा.

सादरकर्ता,

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