

MANNER OF PAYMENT

Amount (Rs.)	Cheque No.	Dated	Drawn in favour of
20,00,000/-	887489	22.10.2009	Shri H. N. Ajani
22,61,762/-	887496	22.10.2009	Shri H. N. Ajani
6,41,899/-	887491	22.10.2009	Shri B. S. Kohli
6,41,899/-	887495	22.10.2009	Shri V. M. Jain
24,54,440/-	887473	22.10.2009	Shakambhari Overseas Trades P. Ltd.
80,00,000/-	Total Amount paid		

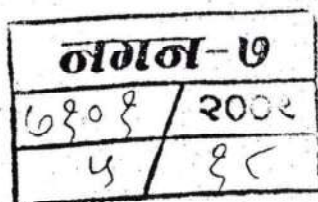
02. THAT the SELLERS does hereby covenant with the PURCHASER that they have good, valid and marketable title to the property hereby sold and that have absolute right and full authority to convey, assign and transfer the same by way of sale to the PURCHASER absolutely forever.

03. THAT the SELLERS further assures the PURCHASER that the property hereby sold is their separate and self acquired belonging to them and none except them have acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

04. THAT the SELLERS / CONSENTOR further assures to the PURCHASER that they have not transferred the said property by way of sale, Gift, Mortgage, Lease or in any other manner whatsoever to any body else till date.

05. 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 PURCHASER without any interruption or disturbance by the SELLERS / CONSENTOR or any person claiming through under or in trust for them and without any lawful disturbance or interruption by any other person whosoever.

06. THAT the SELLERS / CONSENTOR 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 PURCHASER and his heirs, successors and assigns etc. as may reasonably be required.



07. THAT the SELLERS / CONSENTOR have 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 SELLERS / CONSENTOR undertakes to pay the same and keep the PURCHASER always indemnified against such payments.

08. THAT the SELLERS / CONSENTOR have this day delivered the actual physical possession of the property hereby sold to the PURCHASER in vacant condition at the time of execution of this Sale Deed and the PURCHASER has taken over the same.

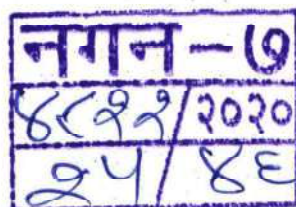
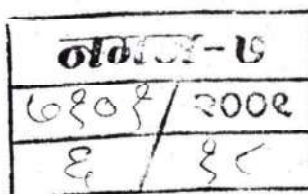
09. THAT the SELLERS / CONSENTOR will at the cost of the PURCHASER support any application made by the PURCHASER for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASER for obtaining the mutation in respect thereof in favour of the PURCHASER in all relevant records.

10. 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.

11. THAT the SELLERS has delivered all the relevant original Title Deeds, documents and papers related to the property hereby sold to the PURCHASER at the time of execution of this Sale Deed.

12. That the SELLERS covenant with the PURCHASER that the property hereby sold is not under any acquisition, requisition of any scheme of the Government nor any court cases are pending in any Civil/Revenue court.

13. THAT in case the PURCHASER is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the SELLERS or any encumbrance or charge on the same to which this sale is not subject, the SELLERS / CONSENTOR will indemnify the PURCHASER in all respects.



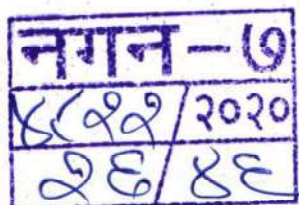
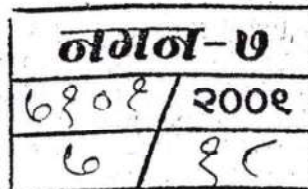
15. The CONSENTOR do hereby declare that it has transferred and assigned its rights to obtain the Sale Deed of the said property from the SELLERS here-in in favour of the PURCHASER here-in. The CONSENTOR declares that the amount of consideration amounting to Eleven Thousand paid by it to the SELLERS, in respect of the said property is received by it from the PURCHASER alongwith its profit, and therefore it hereby accord its consent to this transaction of sale of the said property in favour of PURCHASER and hence has signed this Sale Deed as CONSENTOR.

16. THAT expenses on account of payment of Stamp Duty and Registration Fees payable on this Sale Deed is borne and paid by PURCHASER.

SCHEDULE OF THE PROPERTY

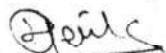
ALL THAT piece and parcel of Agricultural land bearing Survey No. 169, admeasuring about 1.00 Hectares, i.e. 2.47 Acres, Land Revenue Rs. 1.15, and Agricultural Land bearing Survey No. 173, admeasuring about 0.75 Hectares i.e. 1.85 Acres, Land Revenue Rs. 0.85, both lands jointly admeasuring about 1.75 Hectares, with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : Nagpur (Gramin) and 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 are bounded as under :

ON THE NORTH : FIELD KH. NO. 174
ON THE EAST : FIELD NO 168
ON THE WEST : FIELD NO. 170 AND 172
ON THE SOUTH : SHIV DHURA



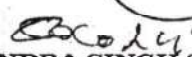
IN WITNESSES WHEREOF THE SELLERS, THE PURCHASER AND THE CONSENTOR hereto have signed this DEED OF SALE at Nagpur after understanding the contents here-in, in presence of attesting witnesses in their vernacular language, signing as such on the day first hereinabove written.

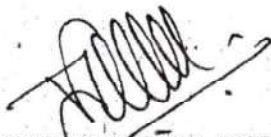
WITNESSES :

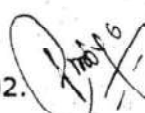
01. 

SHRI NUSSAIN N. AJANI

ADDRESS :


SHRI BHUPENDRA SINGH S. KOHLI


SHRI VIKRANT M. JAIN
SELLERS

02. 

FOR SANDESH INFRASTRUCTURES PVT. LTD.

ADDRESS :


(SHRI DILIP P. AGRAWAL)
Director
PURCHASER

For SHAKAMBHARI OVERSEAS
TRADES PVT. LTD.


(SHRI RUPESH C. GAWADE)
Authorised Signatory
CONSENTOR

