DEFICE OF THE DESTRICT REGISTRAS TITANE, MAHARABETTRA MANUERATHISTORIS

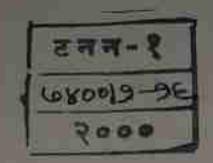
INDIA 2H1986 0 0 0 A B

Rs One lac sixty thousand one

PROBER OFFICER
COLLECTOR OF STAMPS
THANE

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 15th day

1. Shri Sharatchandra Kashinath Bhave residing at

Indian Inhabitant hereinafter called "The Transferor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the One Part and

2. Shri Dilip Pandurang Vaidya residing at Someshwar Niwas, 109, Shivaji Park Road No: 3, Dadar, Mumbai 400 028 also Indian Inhabitant hereinafter called "The Transferee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the Other Part;

WHEREAS:

The Transferor is a member and registered shareholder of The Ramanand Premises Co-operative Housing Society Limited a society registered under Co-operative Societies Registration Act and having Registration TNA/GNL/306 dated 05/05/1979 hereinafter called "The said Society" and holds in all 5 shares of Rs 50 each thereof comprising of Share Certificate bearing No: 6 having Distinctive Nos: 26 to 30 issued by the said Society (hereinafter referred to as "the said Shares") and as such member is entitled to and is in exclusive use, enjoyment, occupation and possession of Office Premises No: 5 admeasuring 639 square feet built-up area on Ground Floor of the building known as The Ramanand Premises Co-operative Housing Society Limited of the said Society situated at City Survey 35, Tikka No: 23, Gokhale Road, Naupada, Thane No: 602 (hereinafter referred to as "the said Office 400

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The Transferor has not in any way encumbered, agreed to encumber by way of mortgage, charges, lien, trust, sale, pledge or otherwise howsoever his right, title, and interest in the said Shares and the said Office Premises and that the same are free from all encumbrances whatsoever, that his said right, title and interest in the said Shares and/or the said Office Premises have not been attached either before or after judgement or by or at the instance of Taxation Authorities or authorities, that the Transferor has not given any undertaking to the Taxation Authorities or any other authorities not to deal with or dispose of their said right, title and interest in the said Shares and/or the said Office Premises and that the Transferor has full and absolute power to deal with the same.

- 12. The Transfer Fee if any, payable to the said Society for transferring the said shares (and as incidental to such transfer the right to use, enjoy and occupy the said Office Premises) in the name of the Transferee shall be borne and paid by the Transferee alone.
- 13. It is agreed between the parties hereto that the stamp duty and registration charges in connection with this transfer shall be borne and paid by the Transferee alone.
- 14. The Transferor and the Transferee shall bear and pay their respective lawyer's or Solicitor's professional charges.

The Transferee has physically inspected and verify the area of the said Office Premises and the marketable title of the said Office Premises and is satisfied regarding the same.

SCHEDULE OF PROPERTY

Office Premises No: 5 admeasuring 639 square feet built up area on Ground Floor of the building known as The Ramanand Premises Co-operative Housing Society Limited of the said Society situated at Revenue Village Naupada, City Survey No: 35, Tikka No: 23, Gokhale Road, Naupada, Thane 400 602.

IN WITNESS WHEREOF the parties hereto have executed these presents (in duplicate) the day and year first hereinabove written.

SIGNED AND DELIVERED by within named Transferor:
Mr Sharatchandra Kashinath Bhave in the presence of

DELIVERED by wi

SIGNED AND DELIVERED by within named Transferee:
Mr Dilip Pandurang Vaidya in the presence of

7 D. P. Vadya

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