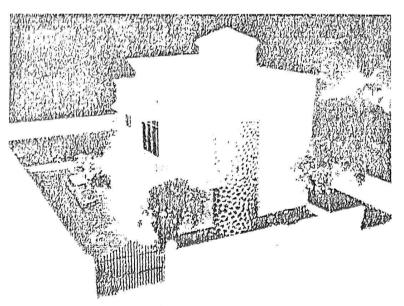


HARMONY VILLAS

THE VILLAS IN HARMONY WITH THE MOTHER NATURE

AGREEMENT FOR SALE

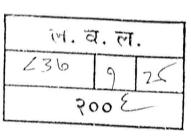




Paas Constructions Private Limited

15-D. Rakhee, Vasant Utsav, Thakur Village, Kandivali (East). Mumbai -- 400 101. Tel: 28877039



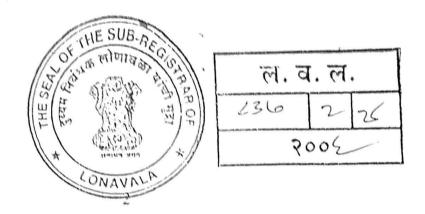


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SHRI GAJANAN PRASANNA Saurabh Bhauwalz
Officer AGREEMENT TO SALE

THIS AGREEMENT TO SALE is made and executed at Lonavala on this 1 day of MARCH, 2006. AND 01 100.

Glord (Ind) Hospitality services Put L+0



BETWEEN

M/s. PAAS CONSTRUCTION PRIVATE LTD. Through its Director,

Mr. SURESH DEEPCHAND BHAMBHANI Age 40 years, Occupation - Business,

Office Address 15-D, Rakhee, Vasant Utsav, Kandivli (East), Mumbai 400 101.

PAN CARD No. ACQPB 8114 L

Hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, successors, administrators and assigns) as the party of the FIRST PART.

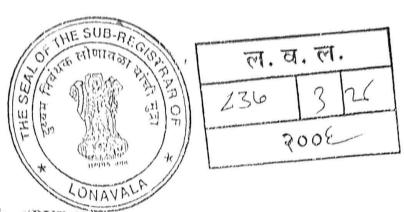
AND

M/s. GLOBAL (IND.) HOSPITALITY SERVICES PVT. LTD. Through its Director,

Mr. HARIRAM PAHLUMAL BHAMBHANI Age 60 years, Occupation - Business.

PAN CARD No. AABCP 6881 C

Office Address 170, Halani Niwas, Jankidevi Public School Road, Mhada, Andheri (West), Mumbai - 400 053.



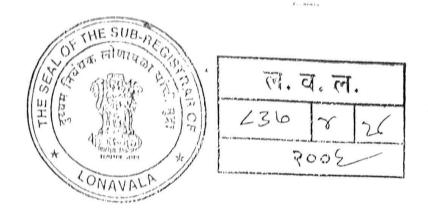
Hereinafter referred to as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, successors, administrators and assigns) as the party of the SECOND PART.

WHEREAS the property bearing Bungalow No. A-2 from sanctioned layout by local authority, admeasuring 216.36 sq. mtrs. i.e. 2328 sq. ft. built up being constructed on area admeasuring 2375 sq. ft. i.e. 220.73 sq. mtrs. beneath and appurtenant land along with separate Garden area admeasuring 7030 sq. ft. i.e. 653.35 sq. mtrs. total area of the land 9405.00 sq. ft. i.e. 874.070 sq. mtrs. in the scheme known as 'HARMONY VILLAS'.

Both forming part of and out of the property bearing Survey No. 157/6(8) forming Gat No. 491, from village Karla, Taluka Maval, District Pune and the same are the subject matter of this agreement and the same are more particularly described in the Schedule given hereunder. (Hereinafter referred to as "said Bungalow").

AND WHEREAS both the above said property from part of the larger property which is bearing Gat No. 491 and which was originally bearing S.No.157/6(8) (hereinafter referred to as "said entire property")

AND WHEREAS the said entire property was originally owned by SHRI RAICHAND KIKAJI MARWADI. And one Shri Ramji Namdeo Hulawale was entirely cultivating the entire property as tenant since on or before the tillers day i.e. 01.04.1957 and subsequently he was declared as owner under the provisions of the Bombay Tenancy and Agricultural Lands



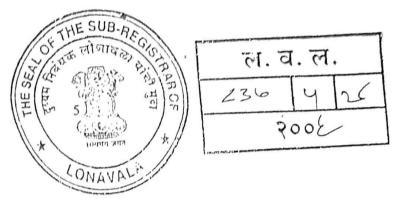
Act by Tahsildar's Order No. UPV/IPL/B/192/KARLA and he had directed to pay a sum of Rs. 400/- as a purchase price.

AND WHEREAS the said owner expired in 1969 leaving behind his heirs and one of his son Vithal Namdeo Hulawale came to be entered in the record of rights as Karta and Manager of the Hindu Undivided Family by mutation entry No. 1618.

AND WHEREAS the said Vithal Namedo Hulawale jointly with Mr. Dhairyashil Dinubhai Desai applied and obtained the grant permission from Sub-Divisional Officer by his order, dated 10.10.1990 bearing No. 43/SR-100-89 and after payment of Nazrana which was deposited in the Vadgaon Treasury on 12.10.1990 by Challan No. 538.

AND WHEREAS Vithal Namdeo Hulawale and others conveyed the said entire property in favour of Mr. Dhairyashil Dinubhai Desi by Sale-Deed No. 146, dated 04.01.1991.

Since then Mr. Dhairyashil Dinubhai Desai was the absolute owner of the land. Mr. Desai then submitted the layout of the said land to the Additional Collector, Pune and he had received the permission for Sub Division of the said land by order No. NABP/Karla/Gat No. 491, dated 25.08.1998 after approval from the Asst. Director, Town Planning, Pune. Since then the 7/12 extract of the property is divided into the 6 plots and effect of Sub Division and Non Agricultural remark is endorsed on 7/12 extracts of the property. Mr. Dhariyashil Dinubhai Desai sold the 6 plots to various purchasers as follows including amenity space.



PLOT No.	NAME OF THE PURCHASER	AREA (SQ.MTRS.)
1	Mrs. Bhagwanti Laxmandas Chandwa	nni 620.781
2	Mr. Santosh Ramchandra Deodhar	570.370
3	Mrs. Kavita Ashok Chanvani	597.550
4	Mr. Harish Laxmandas Chandwani	684.500
5	Mrs. Rekha Inder Solanki	607.870 + 508.775*
6	Mrs. Rekha Inder Solani	621.00 + 508.775*

^{*}Amenity Space inclusive.

AND WHEREAS Mr. Suresh Deepchand Bhambhani, Director, Paas Constructions Pvt. Ltd., the party of the First Part had purchased the plots from Nos.1 to 6 (total area of different 7/12 extracts is 3782.071 Sq. Mtrs.) including Amenity space admeasuring about 1017.10 Sq. Mtr. By Registered Sale Deeds from the different Vendors. The documents to that effect are executed in the Office of the Sub Registrar, Vadgaon Mawal, Pune, as follows and the respective mutation entry is also endorsed according to that effect.

Plot No	os. Area - Sq. Mtr.	Regd. Sale Deed No./Date	Mutation
			Entry No.
1	620.781	1718/2004 dt. 05.04.2004	1105
2	570.370	1717/2004 dt. 05.04.2004	1104
3	597.550	1719/2004 dt. 05.04.2004	1106
4	684.500	2940/2004 dt. 09.06.2004	1126
5	687.870 & Amenity Space 508.7	2937/2004 dt. 09.06.2004 775.	1124
6	621.00 & Amenity Space 508.	2938/2004 dt. 09.06.2004 775	1125, 1124



AND WHEREAS the Vendor had acquired the said property and as on today he is the absolute owner of the said plot of land and amenity space.

AND WHEREAS the Vendor had prepared the revised layout in the total land mentioned above and received the sanction from the local Grampanchayat.

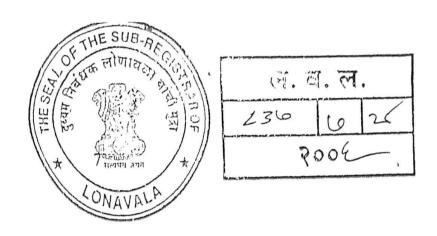
Accordingly the Vendor had started the construction on the site for the various bungalows and row houses.

AND WHEREAS the party of the First Part had agreed to assign his rights, title and interest under the Agreement in respect of the Bungalow No.B-2 from the said property and the party of the Second Part has agreed to acquire the said premises on the terms and conditions hereinafter. The amenities and fixtures in respect of the Bungalow is the part of this Agreement.

AND WHEREAS the party of the First Part submitted the following documents to the party of the Second Part which are related with the property.

- 1. 7/12 extract copies.
- 2. Copy of the N.A. Order with the copy of Sanctioned Layout.
- 3. Copy of Bungalow Layout.
- 4. List of Amenity.

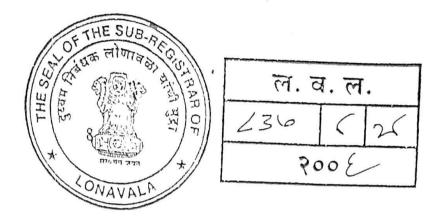
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.



- 1. THAT the Party of the First Part hereby agrees to assign and the Party of the Second Part agrees to acquire the right, title and interest of the Part of the First Part in respect of the said Bungalow No.A-2, admeasuring 216.36 sq. mtrs. i.e. 2328 sq. ft. built up being constructed on area on the plot of land admeasuring 2375 sq. ft. i.e.220.73 sq. mtrs. beneath and appurtenant land along with separate Garden admeasuring 653.35 sq. mtrs. i.e. 7030 sq. ft. i.e. total area of land 9405 sq. ft. i.e. 874.08 sq. mtrs. (the details of it is described in Schedule I) for the total consideration of Rs.16,00,000/-(Rs. Sixteen lakh only), and the Party of the Second Part has accepted it.
 - 2. The Party of the Second Part hereby agrees to pay to the Party of the First Part Rs 16,00,000/- (Rs.Sixteen lakh only) in the manner described in the Payment of the Schedule page.

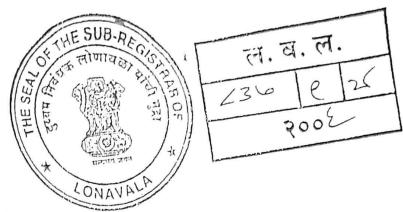
AND THE VENDOR hereby conveys the said Bungalow to the purchaser, along with the boundaries, amenities, fence, benefits and advantages of lights, liberties, easements, trees, drains, ways, paths, passages, internal common roads, open space, privileges, waters, water sources and appurtenances of whatsoever nature of the said Bungalow or any part thereof belonging or in any appertaining to or usually held, occupied, used or enjoyed or appurtenant thereto by the Vendor.

3. The Party of the First Part agreed to provide and party of the Second Party agreed to accept the amenities annexed hereto as Annexure A. The Party of the Second Part is however, at liberty to have special amenities including flooring, painting, etc., rather than the amenities provided by the Party of the First Part as mentioned in Annexure A during the construction



of the said bungalow as per the convenience of and cost of Party of the Second Part. The Party of the First Part will cooperate the Party of the Second Part during the construction for such amenities at the cost of Party of the Second Part.

- 4. The Party of the First Part given full understanding to the Party of the Second Part and the Party of the Second Part is hereby agreed that he would not have any right to make any permanent or temporary construction in the area of the Garden in the said plot.
- 5. The vacant and peaceful possession of the Bungalow will be handed over to the Party of the Second Part by the Party of the First Part after receiving full and final payment from the Party of the Second Part.
- 6. The Party of the First Part also cleared all the dues with the Gram Panchayat, Revenue dues i.e. N.A. Taxes, etc. and any other Outgoings till the possession of this property.
- The Party of the First Part also assured to the Party of the Second Part that he is the absolute owner of the said property and have full right to dispose it. He had also assured that he had not transferred this property to anyone by way of mortgage, sale, exchange, lease, lien or leave and licenses, gifts, etc. The Party of the Second Part also checked the ownership of the First Part and assured about the title.
- 8. That the market value of the property decided by the Government is Rs 15,39,000/- (Rupees Fifteen lakh,thirty nine thousand only). But the



value of Consideration is Rs. 16,00,000/- Hence the stamp duty comes to Rs. 32,000/- is paid with the document.

AND THE VENDOR DO HEREBY FURTHER CONVENANT AS

1. The Vendor has not received any notice of acquisition or requisition from any Government Office and the said plots property are not reserved for any purposes by any authority.

SCHEDULE OF THE PROPERTY

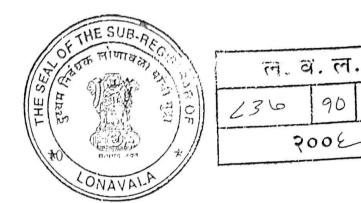
ALL THAT piece and parcel of Bungalow No. A-2, admeasuring 216.36 sq. mtrs. i.e. 2328 sq. ft. built up being constructed on area on the plot of land admeasuring 2375 sq. ft. i.e. 220.73 sq. mtrs. beneath and appurtenant land along with separate Garden admeasuring 653.35 sq. mtrs. i.e. 7030 sq. ft. i.e. total area of land 9405 sq. ft. i.e. 874.08 sq. mtrs. in the scheme known as 'HARMONY VILLAS' situated in land bearing Gat No. 491, lying and being at village Karla, Taluka Maval, District Pune, in the Registration District Pune, Sub-Registration District Mawal, in the jurisdiction of Group Grampanchayat Karla and the jurisdiction of Pune Zilla Parishad and the same bounded as under:-

On or towards the East : Balance portion of Gat No.491

On or towards the South: Garden and Pune-Mumbai Highway.

On or towards the West - Bungalow No.A-1.

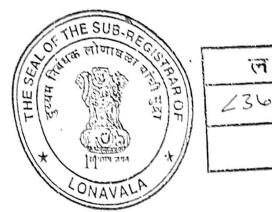
On or towards the North Bungalow No.B-1



SCHEDULE OF THE PAYMENT

Sr.N	o. Stage	Percentage 4	Amount (Rs.)
1	On Booking & execution Agreement i.e. today.	of 7.5%	1,20,000/-
2	On completion of Plinth.	30%	4,80,000/-
3	On First Slab Casting.	20%	3,20.000/-
4	On Second Slab Casting.	20%	3,20,000/-
5	On completion of remaini work.	ng 20%	3,20,000/-
6	At the time of possession	2.5%	40,000/-
		Total	16,00,000/-

The Party of the First Part received the payment of Rs. 10,00,000/2 (Rs. Ten Laws only) vide Cheque bearing No. 166597, dated 28/2/06 drawn ou strate Bruk of Hyder Breach 13 Actioned Essention the Party of the Second Part by way of booking of the said Bungalow, the separate receipt of which is not required to be executed by both the parties.



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IN WITNESS WHEREOF THE PARTY OF THE FIRST PART AND THE PARTY OF THE SECOND

PART have hereunto set the subscribed their respective hands and seals the day and year hereinafter written.

Mr. SURESH DEEPCHAND BHAMBHANI Director, Paas Constructions Pvt. Ltd.

Signed, sealed and delivered by the within named By the Party of the First Part.

Mr. HARIRAM PAHLUMAL BHAMBHANI Director, Glohal (Ind.) Hospitality Services Pvt. Ltd.

Signed, sealed and delivered by the within named By the Party of the SECOND PART

Witnesses

1. Signature

Name

Address

Premin Wascont Bagione

Karla

2. Signature

Name

Sthelante Sharad Hulavle. rearly

Address

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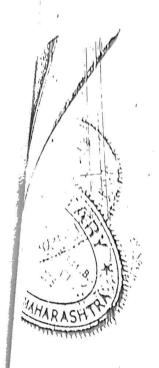
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" nead :-(1)	Application dated	3/9/93	From Shri	D-D- Tesai	
		al. Mawal	District Po	л ас.	,
(2)	Correspondence end	las with the Asstt.	Director of To	wn Planning and	* .
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	6 . J. J		Pune,		
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dT,	land comprised in S.	No. 491	of village Karl	2	
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Sq. Met	tre belongs_to	Shri D.D.D.Des	ai		
01 1	Waksai To	uka Mawal	District Pune	has applied that	
Non-A	arleultural permission	may be granted to b	im to use an	area measuring	*
- 7.44.x0.k	5889:62 Sq. Me	tre, out of	the said land for the		,
120	o of Residenti	·		2	
	In exercise of the pow	ers yested to him under.	Section: 44 of the 1	M. L. R. Code	Yes.
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l'one ti	he Non-Agricultural	of Waksai	Taluka Mar	十一个十一个	× 1/4
Sq M	ctre	nission to use an area mea	suring 5889	+=+	. S.A.LL.B.) €
Taluko		of S. No. 491		Regul No.	T E
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	(4) That the granted ay-out plan within a record teads, drains etc. to Authority and (b) by s	shall develop the land Middle of two years from the the satisfaction of the Concession and demarcation eveloped no plot therein	Addish in moordance wi date of this order by Collector; and the con	th the suggioned (u) construction.	
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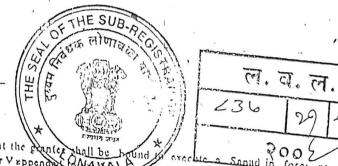
- (5) That If the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions need in this order and Sanud and to make a specific mention about this in the deeds to be executed by him;
- (6) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any;
 - (7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules It appended to the Maharshira Land Revenue (conversion of use of land and N. A. A.)
 Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;
 - (8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order, unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;
 - (9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Mawal within one month falling which he shall be liable to be dealt with under Rule 6 of the M. L. R (conversion of use of land and N. A. A.) Rules, 1969;
 - (10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. O.OG. per Sq. mtr. I. e. Rs. 395/- from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire;
 - which it shall be ilable to ferrion at the revised rate, it any;
 - (12): That the grantce shall pay the measurement fees within one month from the
 - (13) That the area and N. A. was wearned the SUB shall be liable to be altered in accordance with the accordance with the accordance with the accordance of the land by the Survey Department of
 - any in the land within a period of the extended by the Collector Pune in discretion, of payment by the grantee such fine community as may be imposed as per Government and of payment by the grantee such fine community as may be imposed as per Government and as
 - (15) That the grantee shall not maked pay additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without setting the plans the cof approved by the Collector Punc;
 - (16) All the plots laid down in layout shall be used only for the purpose of Residential
 - (17) That the layout shall got demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width area shown in the layout. If there will be any discripancy after actual measurement the revised plan shall be got approved from the Addi. Collector so far any development is carried out.



- (18) That the roads and gutters thall be constructed before disposal of any plot.
- (19) The grantee shall made his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.
- (20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village paneliayet for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.
- (21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.

21a) Z.P.Cess of (%.2765/-) G.P.Cess of R.(395/.-) and adv N.A.A. of R.(395/-) for one year has been credited by the applicant vide challan Dt. 28/9/98.

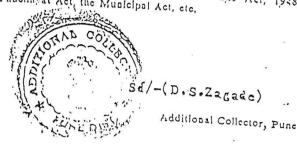
21%) The grantee should obtain a no objection certificate from the National Highway authruty before commencing any construction:

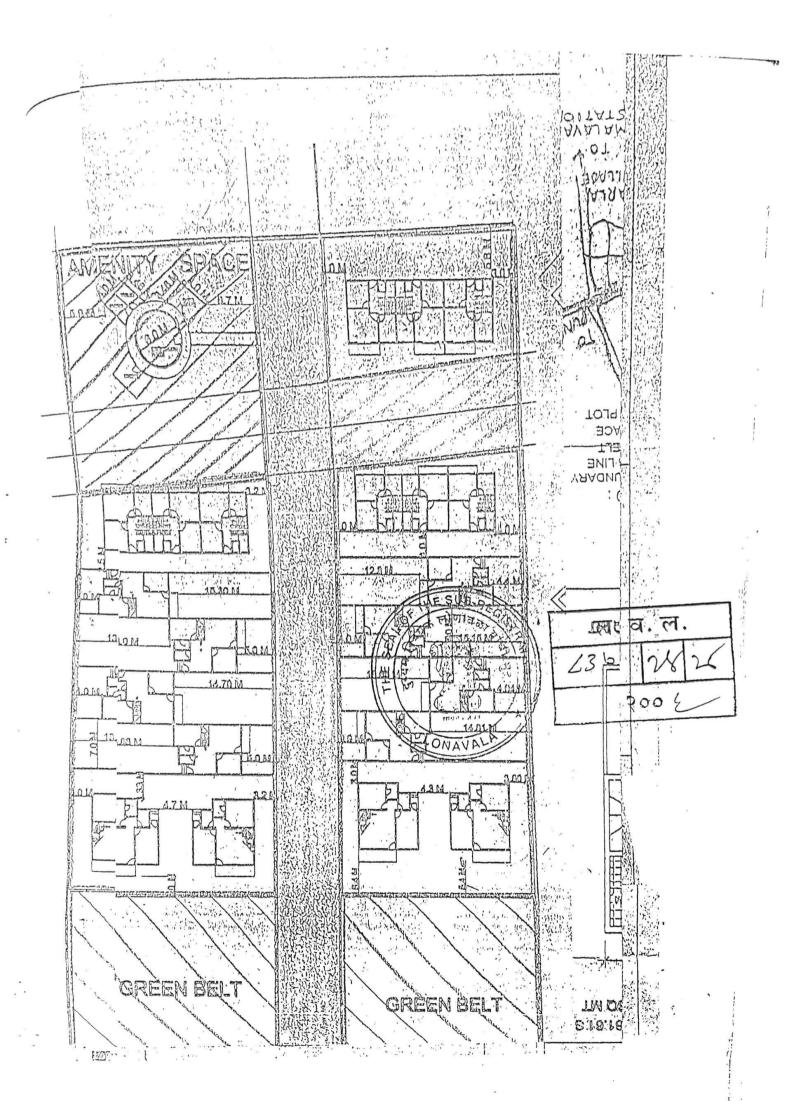


Schedule IV or V appended to MA WA harmitra L. R. (conversion of ure of land and N. A.A.)

Rules, 1969, embodying their mil The conditions of this order within a period of one month from the date of commencement of N. A. use of the land.

- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct
- (b) Nothwithstunding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure effected or used contrary to the provisions of this grant within such time as is being earried out within the specific time, he may cause the same to be curried out and recover the costs of carrying out the same from the grantee us an arrours of land revenue.
- (c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agriculturel Lands Act, 1948, the Muhitrashtru Village Panchayat Act, the Municipal Act, etc.

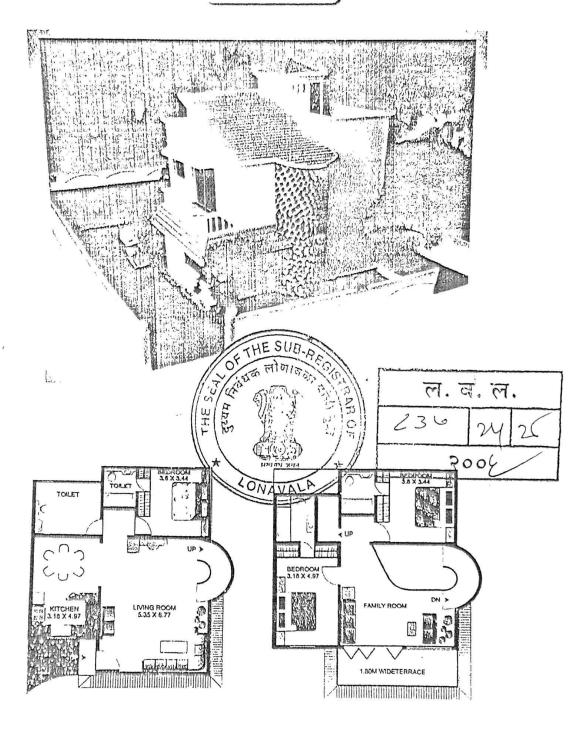




`1.:

the Villas In Harmony With The Mother Nature

Type "A" 2328 Sft.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

दस्त गोषवारा भाग - 2

लयल

दस्त क्रमांक (837/2006) 24/24

पावती क्र.:837 दिनाक:02/03/2006 पावतीचे वर्णन

नांयः मे ग्लोबल इंडीया हॉस्पीटॉलीटी सर्व्हीसेस प्रा लि तर्फे डायरेक्टर हरीराम पहलुमल भंभानी

:नोंदणी फी 16000

:नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल 580 (31.11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

16580: एकूण

दु. नियंधकाची सही, लीक्सर्यळा

हत के [तनल-837-2006] चा गोपवारा _{परति क}ार । ब^{नार} मृत्य 1539000 मोयदला 1600000 भरलेले मुद्रांक शुल्क : 32000

द्रश्त हजर केल्याचा दिनांक :02/03/2006 04:1,3,PM निणादनाचा दिनाक : 01/03/2006 दग्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा

शिवका क्र 1 ची येळ : (सादरीकरण) 02/03/2006 04:13 PM

शिक्का क 2 ची वंक : (फ़ी) 02/03/2006 04:15 PM शिक्का क्र. 3 ची येळ : (कबुली) 02/03/2006 04:16 PM शिक्का क्र. 4 ची वेळ : (ओळख) 02/03/2006 04:16 PM

दरत नोद केल्याचा दिनांक : 02/03/2006 04:16 PM

तुय्यम् निवधक याच्या ओळ्लीचे इसम् असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्नीश ओळखतात, य त्यांची ओळख पटवितात.

1) ॲड सदीप श्रीधर वाघ ,घर/फ़लॅट नं: -

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नं: -

पेट/वसाहतः -

शहर/गावः वडगांव

तालुकाः मावळ पुणे

पिन -

असे प्रमाणित करण्यात येते की सदा दस्तऐवजास एकूण.

दु निवंधकाची सही लोणावळा

> पहिले नंबराचे पुस्तकार्षेनंबरी नॉर्थ रेप्पम निगंधक

लो गावळा, विनांक: -2 / ३/२००६

दस्त गोषवारा भाग-1

लवल दस्त क्र 837/2006

02/03/2006

दुय्यम निबंधका लोणायळा

4:16.39 pm

837/2006

इस्त क्रमांक :

दस्ताचा प्रकार :

ईमार

करारनामा

अनुक्र. पक्षकाराचे नाव व पत्ता नाव में ग्लोबल इंडीया हॉस्पीटॉलीटी सव्हीसेस प्रा लि

ी तर्फ डायरेक्टर हरीराम पहलुमल भंभानी पता घर/फलॅट न 170 गल्ली/रस्ता जानकी देव पव्लीक रकुल रोड ईमारतीचे नाव हलानी निवास

पक्षकाराचा प्रकार लिहून घेणार

वय

सही

छायाचित्र

अंगठ्याचा ठसा



नाव पास कन्स्ट्रक्शन प्रा लि तर्फे डायरेक्टर सुरेश 2 दिपचद भभानी

पताः घर/फ्लॅट नः 15 डी गल्ली/रस्ता -

ईमारतीचे नाव राखी वसंत उत्सव

ईमारत नः -

पेट/वसाहत कांदीवली इ शहर/गाव:मुबई

लिहून देणार

वय सही







Thursday, March 02, 2006

4:15:07 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 837

गावाचे नाव कार्ला

दिनांक 02/03/2006

दस्तऐवजाचा अनुक्रमांक

लवल - 00837 - 2006

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:मे ग्लोबल इंडीया हॉस्पीटॉलीटी सर्व्हींसेस प्रा लि तर्फे डायरेक्टर हरीराम पहलुमल भंभानी

नोंदणी फी

16000.00

नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (29)

580.00

एकूण रु.

16580.00

आपणास हा दस्त अंदाजे 4:29PM ह्या वेळेस मिळेल

दुय्यम निनंधक श्रेणी-१

बाजार मुल्यः 1539000 रु. मोबदलाः 1600000रु. भरलेले मुद्रांक शुल्कः 32000 रु.