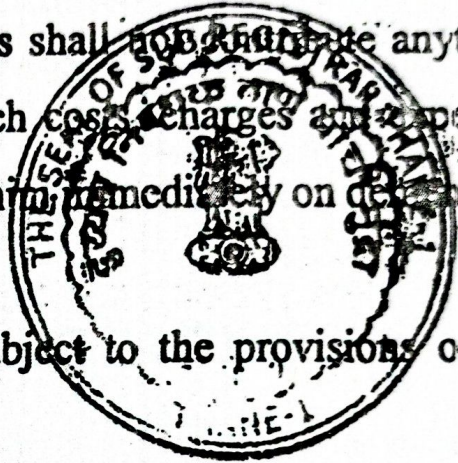


with the formation of the society as well as the costs of preparing and engrossing the lease &/or conveyance, stamp and registration charges thereof and all other agreements, assignment deeds, transfer deeds or any other document/s required to be executed by the Promoters as well as the entire professional costs of the attorneys-at-law of the Promoters in preparing and approving all such documents shall be borne and paid by the society or proportionately by all the premises purchasers in the said building. The stamp and registration charges and the entire professional costs of the advocate/solicitor incidental to this agreement shall be borne and paid by the Purchaser. The Promoters shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

49. This agreement shall always be subject to the provisions of the MOF Act and the rules made thereunder.



FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of land bearing Survey No.74/1/1 admeasuring 710 sq. mtrs., Survey No.74/1/2 admeasuring 710 sq. mtrs., Survey No.74/1/3 admeasuring 2230 sq. mtrs., aggregating to 3650 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane

टनन-१
दस्ता क्रमांक ४८५/२००९
५२ १९००

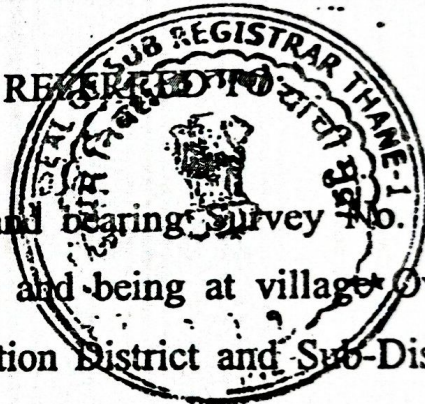
in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.74 Hissa No.3 admeasuring 4910 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No. 74/5 admeasuring 2200 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.



FOURTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.97, New Survey No.74, Hissa No.2/B admeasuring 1,110 sq. mtrs., situate, lying and being at Village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

FIFTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Old Survey No.97, New Survey No.74, Hissa No.2/A admeasuring 1,110 sq. mtrs., situate, lying and being at Village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

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



टनन-१
दस्त क्रमांक १२०५/२००९
५५ / १००



**THE NORTH KANARA
G.S.B. CO-OP. BANK LTD.**
(Scheduled Bank)

Govt. of Mah. General Stamp Office Licence No.
D-5/STP(V)/C.R. 1042/01/05/1296-1299 Dt. 22-07-05

शाखा / ठाणे	दिनांक	16/12/09
Br./THANE	Date	
मुद्रांक शुल्क	₹.	47850=00
Stamp Duty	Rs.	
सेवा आकारणी शुल्क	₹.	10=00
Service Charges	Rs.	
(Incl. Tax)		
एकूण	₹.	47860=00
Total	Rs.	
दस्तऐवजांची संख्या / No. of Documents		

असारी रुपये / Amount in words Forty Seven Thousand Eight Hundred Sixty

मुद्रांक शुल्क परमाणवाचे नाव व पत्ता
Name & Address of stamp duty paying party
Muekand S. Monte

संशोच्या पत्रकाराचे नाव / Name of counter party

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction
Agreement to be built.

मुद्रांकाचे स्वरूप / Payment Details:

रोट / डीडी / बनावेला रु. DD

Cash / DD / Cheque No. if any

बँकेचे नाव Nco Bank

शाखा / Branch Thane

मुद्रांक देणे तेव्हाचे दस्तऐवज देण्यात खोलाशी पाहणी जाणजे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents

रेकॉर्डर
Casher
अधिकारवाची सही
Authorised Signatory

Franching No. 051977

AGREEMENT FOR SALE



AUTHORISED SIGNATORY
NCSB CO-OP BANK LTD., Thane Br.

THIS AGREEMENT is made at Thane this 22nd day
DEC., in the Christian Year Two Thousand BETWEEN VIHAN
INFRASTRUCTUE PVT. LTD., a company incorporated under the
provisions of Companies Act, 1956 having office at 103/105, Sheri
Devji Street, First Floor, Room No.8, Sugara Manzil, Masjid (W),
Mumbai - 400 003, hereinafter referred as the "PROMOTERS"
expression shall unless repugnant to the context and meaning
shall include it successor or successors and assigns) Of the ONE PART

AND

White

टक्का-9
दस्त क्रमांक 1080 / 2009
2 1900

The North Kanara G.S.B. Co-op.
Bank Ltd., Thane Branch, Raunak
Towers, Bajj Prabhhu Deshpande
Marg, Nauapada, Thane(M) 400 602,
D-5/STP(V)/C.R. 1042/01/05/1296-1299
99

134549
49150
11:33
DEC 17 2009
SPECIAL
ADHESIVE
MAHARASHTRA

Rs. 47850/- Rupees Forty Seven Thousand Eight Hundred and Fifty Only

दस्तावेजांचा क्रमांक व वर्ष: 7847/2009

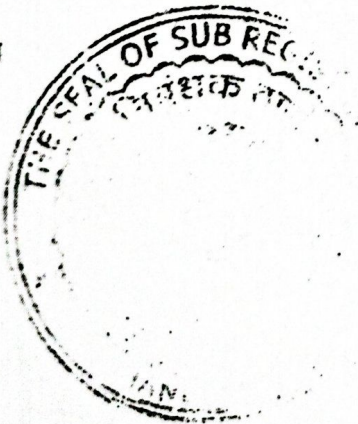
Monday, December 22, 2009

10:07 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओवळे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,305,000.00
बा.भा. रु. 852,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभाग क्र 20/78-1ब-3, स नं 74/2-अ, सदनिका नं 702, 7वा नजला. धि नं सी-1, विहंग व्हॅली फेस-1, ओवळे, ठाणे.
- (3) क्षेत्रफळ (1) 36.52 चौ मी कार्पेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विहंग इन्फोस्ट्रक्चर प्रा लि. तर्फे दिपक मल्होत्रा - ; घर/फ्लॉट नं: - ; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; 103, 105 शेरीफ देवजी स्ट्रीट, सुमार मंजिल, मस्जिद (प) मुं-03; तालुका: - ; पिन: - ; पॅन नंबर: ACGV9897P
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विवेकानंद सदानंद मोहिते - ; घर/फ्लॉट नं: - ; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: ALIPM2395N.
(2) जाह्नवी विवेकानंद मोहिते - ; घर/फ्लॉट नं: - ; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नंबर: AIZPMA-40
- (7) दिनांक करून दिल्याचा 22/12/2009
- (8) नोंदणीचा 22/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7847 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 47850.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13050.00
- (12) शेर



✓
दुय्यम निदेशक, ठाणे-९

MR./MRS./M/S. VIVEKANAND SADANAND MOHITE

MRS. JANHAYEE V. MOHITE

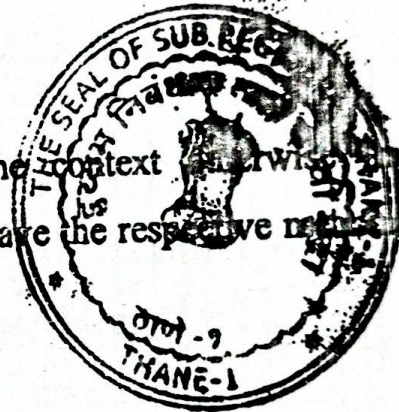
having his/her/its/their address at JANHAYEE
RAIGAD NIWAS,

2ND FLOOR, R.N.17, SHIVAJI NAGAR,

RABODI, THANE.

hereinafter referred to as 'the PURCHASER' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART:

In this agreement, unless the context otherwise applies, the expression defined hereunder shall have the respective meanings assigned to them.



- (i) The singular wherever used shall include plural and vice-versa;
- (ii) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS:

(A) 1. One Smt. Barkibai Rama Ture (hereinafter referred to as 'the said Barkibai') was cultivating the property being land bearing Survey No. 74/1/1 admeasuring 710 sq. mtrs., Survey No. 74/1/2 admeasuring

ठाणे-१
१८/१२/२०१९