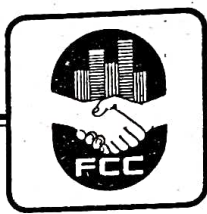


S-15

टनन-४
६०५/१-३२
२००२

Village Khem
 Survey No 106
 Plot/Shop/Office No Plot No 1
 Area Built up 5.76
 No. of Floors of Bldg 5 + 6
 Consideration 504000/-
 Market Value 520000/-
 Date 12/5/02



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at BHAYANDAR this 7th day of Feb 2002 in the Christian year Two Thousand nine hundred and ninety BETWEEN M/s. FRIEND'S CONSTRUCTION CO., a Partnership firm having it's office at S/12, Jagruti Apartment, Cabin Road, Bhayandar (E). 401 105. Dist. Thane. hereinafter called "THE BUILDERS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include the present partner and the partners from time to time of the said firm the survivor or survivors of them and their heirs, executors, administrators and assigns of such last survivors) of the ONE PART.

AND
 Shri/Smt./Kum Rama Shankar Sharma & Rewati
Raman Sharma
 residing at B. 308 Shiv Shakti Darshan
Chandana Park, Bhayandar E
Dist. Thane.

hereinafter called "THE PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and permitted assigns) of the OTHER PART.

Cont.

Handwritten signatures and scribbles at the bottom left of the document.

Proper Officer
 Sub-Registrar's Office
 Dist. Thane.

14112002

OFFICE OF THE SUB-REGISTRAR

MAH/CRA/03/YEAR-2000
 INDIA Stamp duty Maharashtra
 2016 SPECIAL ADHESIVE
 117796 JAN 14 2002

Vertical handwritten notes on the right margin.

टनन-४

एन/२-३२

२००९

S-16



2

WHEREAS:

A.] The Builders hereto are absolutely seized and possessed of land bearing Old Survey No. 121 Hissa No. 11 (part), now having corresponding New Survey No. 106 Hissa No. 11 (part) admeasuring _____ Sq. Yards, i.e. equivalent to _____ Sq.mtrs., situate, lying and being at Village Khari, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and more particularly described in the First Schedule hereunder written, hereinafter referred to as the "said property"

B.] The Builders have given the inspection to the Purchasers such of the documents mentioned in Rule 3 of the Maharashtra Ownership Flats Rules, 1964, (hereafter called the said Rules) as demanded by the Flats Purchasers.

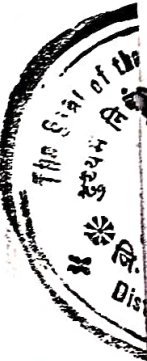
C.] The Purchasers has agreed to acquire Flat/Shop No. 4.5 on the ground floor in wing B the Building known as "JAIN PLAZA - A/B/C" which is being constructed on the said plot on the terms and conditions hereinafter appearing.

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

1. The Builders shall construct the said building known as "Jain Plaza B" on the said plot in accordance with the plans designs, specifications approved by the MIRA BHAYANDAR MUNICIPAL COUNCIL which have been seen and approved by the Purchaser with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority which the Purchaser hereby gives consent.

Cont.... 3

[Handwritten signatures and marks]



5-17



टनन-४
६४५१३-३२
२००२

3

2. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser one Flat/Skop No. 5 of Carpet/Built-up/Super Built-up area admeasuring 630, i.e. 576 sq.ft. built up on the GROUND floor in wing 13 in the building known as "JAIN PLAZA - A/B/C" (hereinafter called "the said Premises")

3. The Purchaser shall pay to the Builders a sum of Rs. 5,04,000/- (Rupees Five lakh & four thousand - only) as the purchase price in respect of the said premises a part from the other payments to be made by the Purchaser under the agreement to the Builders the purchase price shall be paid by the Purchaser to the Buildings in the following manner.

- | | | |
|-----|-------------|--|
| (a) | Rs. _____/- | 10% on execution of Agreement |
| (b) | Rs. _____/- | 15% on or before completion of plinth work |
| (c) | Rs. _____/- | 7% on or before completion of Ist slab |
| (d) | Rs. _____/- | 7% on or before completion IIrd slab |
| (e) | Rs. _____/- | 7% on or before completion IIIrd slab |
| (f) | Rs. _____/- | 7% on or before completion IVth slab |
| (g) | Rs. _____/- | 7% on or before completion Vth slab |
| (h) | Rs. _____/- | 7% on or before completion VIth slab |
| (i) | Rs. _____/- | 7% on or before completion VIIth slab |
| (j) | Rs. _____/- | 7% on or before completion VIIIth slab |
| (k) | Rs. _____/- | 5% Brick masonary work |
| (l) | Rs. _____/- | 5% Tiles Work |
| (m) | Rs. _____/- | 5% Plastering Work |
| (n) | Rs. _____/- | 2% Plumbing & Electric Work |
| (o) | Rs. _____/- | 2% On Possession |

Cont... 4

Handwritten signatures and scribbles at the bottom of the page.

Registrar Thane 4
Dist. Thane
19/04/02

एनन-४

दिनांक 32

२००९



4

4. *IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid instalments of the purchase price shall be the essence of the contract. In the event of the Purchaser making any default in payment of any of the installments of the purchase price, the Builders will be entitled to terminate this agreement and in that event to refund to the Purchaser all the moneys paid by the Purchaser of purchase price hereunder without any interest after the said premises is sold to any other party as the Builders may determine and after the Builders shall have received the payment from the new purchaser of such premises, and the Builders shall also be entitled to deduct outgoings in respect of the said premises and the loss or damages, if any sustained by the Builders and in the event of default, the purchaser will have no right whatsoever on such premises.*

5. *Without prejudice to the above and the Builder's other rights under this agreement and/or in Law the Purchaser shall be liable to pay to the Builders interest at the rate of 18% per annum on all amounts due under this agreement if such amounts remain unpaid for seven days or more after becoming due.*

6. *The Builders agree to give possession of the said premises to the Purchaser on or about the 13th day of April 1999 subject to the availability of cement, steel, water for construction or other Building materials and subject to strike civil commotion or any act of God such as earthquake, flood or any other natural calamities and act of enemy or other cause beyond the control of the Builders. If however, the Builders are not able to give possession of the said premises to the Purchaser owing to unavoidable circumstances, the Purchaser shall not be entitled to any damage whatsoever he/she shall be entitled to receive back the money paid by him/her to the Builders towards the price of the said premises without interest.*

Cont.... 5

[Handwritten signatures and initials]

टनन-४

६०५/५ - ३२

२००२



5

7. Any additions and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser, if agreed by the Builders, shall be carried out at the risk and extra cost of the Purchaser which shall be paid in advance by the Purchaser before the work is commenced by the Builders.

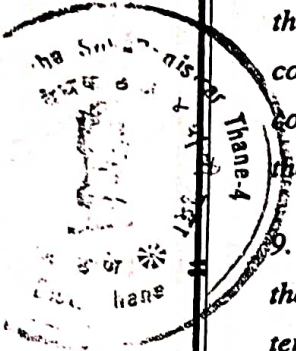
8. Nothing contained in this agreement, shall be construed so as to confer upon the Purchaser any right, title or interest of any kind whatsoever into or over the said property or building or any part thereof of the said premises such conferment shall take place only on execution of conveyance in favour of such co-operative society which shall be formed by Purchasers of different premises in the said building.

9. The Purchaser shall have no claim or right save and except in respect of the premises agreed to be purchased by him/her. All open spaces, lobbies, lifts, terrace etc. Will remain the property of the Builders until the whole building is transferred to the Co-operative Society as hereinafter mentioned but subject to the rights of the Builders as hereinafter stated.

10. IT IS HEREBY EXPRESSLY AGREED that the Builders shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, for residential or for commercial user and/or any other user that may be permitted by the MIRA BHAYANDAR MUNICIPAL COUNCIL in that behalf and the purchaser or his/her assignee/assignees shall not object to the user of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.

11. The Purchaser has informed the Builders that he/she desires to use the said premises for residential/shop purposes and/or any other purposes or user as may be permitted by the Builders and the MIRA BHAYANDAR MUNICIPAL

Cont.... 6



[Handwritten signatures and marks at the bottom of the page]



टनन-४

६५५/७५ ३७

२००२

17

41. The name of the Society shall be determined by the Builders and the Purchasers shall not be entitled to change such name in future at any time.

42. It is hereby expressly agreed by and between the parties hereto that the Builders shall be entitled to recover before the possession of the premises hereby agreed to be sold is given to the Purchaser all the amounts of deposits paid by the Builders to the various authorities which are non-refundable on account of the said Building.

43. The Registration of this Agreement is Compulsory and mandatory under Section 4 of the Indian Registration Act, 1908 and as also the Maharashtra Ownership Flat. Act, 1963 within 3 months from the date of execution hereof, failing which attracts heavy penalty. The Purchaser shall at his/her cost lodge this agreement within 3 months from the date hereof for registration with sub-registrar of Thane and forthwith inform the Builders the serial number and the date under which the same is lodged to enable them to admit the execution of the same. The Purchaser shall pay stamp duty, registration fees and other incidental expenses for registration of this agreements.

44. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. at his/her address specified below:-

Viz. Shri R. S. Sharma
B. 309 Shiv shakti Park
Chandam Park Bhayandar,
Thane

45. It is hereby expressly agreed by and between the parties hereto that the Builders shall give water connection as and when the Mira Bhayandar Municipal Authority grants to them.

Cont...18

दन नं-४
२००२



19

SIGNED SEALED AND DELIVERED)
by the withinnamed **MESSRS) For FRIEND'S CONSTRUCTION CO.**
FRIEND'S CONSTRUCTION CO.,)
its Partner Akhlesh Kumar)
P. Singh)
in the presence of)

(Handwritten signature)
(PARTNER)

1. Dr. B. B. Singh *(Signature)*

2. G. Sharma



SIGNED SEALED AND DELIVERED)
by the withinnamed **PURCHASERS)**
Mr./Mrs./Miss.)

RAMA SHANKAR SHARMA)
& REWATI RAMAN SHARMA)

(Handwritten signature)
entrance

in the presence of

1.

(Signature)

2. G. Sharma

(Signature)



टनन-४

६४५/१८-३२

२००२

5-18



18

46. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to terrace flats in the said building, if any, shall belong exclusively to the respective purchasers of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Builders of from the Society or as the case may be the Limited Company.

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

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground bearing Old Survey No. 121, Hissa No. 1/12 (part), having New Survey No. 106, Hissa No. 11 (part), admeasuring _____ sq. yds. i.e. equivalent to _____ sq. mtrs. or thereabout, situate, lying and being in the Revenue Village Khari, Bhayandar (East), Taluka & District Thane, in the Registration District and Sub-District of Thane and bounded as follows:-

[Handwritten signature]

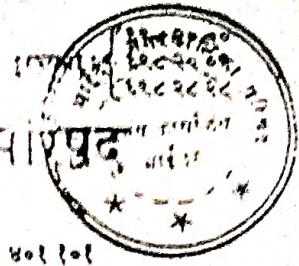
[Handwritten signature]

Cont... 19

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर (पश्चिम)

उपवर्ती निकासी महाराज मार्ग, भाईंदर (पश्चिम), पिन कोड नं. ४०११०१



सं. १२६७१२-०१

दि. २४/११/०८

- याचले :- १) श्री/श्रीमती ए. ज्ञाने सुब्रह्मण्य यांचा दि. ३१/३/०८ चा अर्ज.
- २) ए. न. लॅन्ड मिलिंग खाटील सक्षम प्राधिकारी नागरी संकुलन ठाणे यांच्याकडील आदेश क्र. यु.एल.सी/टी.अे./भाईंदर/एस.आर. ५०५२-३५० दि. ०१/२/०८ ची मंजूरी.
- ३) मे. सहाय्यक संचालक नगररचना ठाणे यांच्याकडील आदेश क्रमांक वांधकाम/परवानगी/भाईंदर/ठाणे/ससं/ठाणे ६५६ दि. २१/३/०८ ची मंजूरी.
- ४) मे. जिल्हाधिकारी सो. ठाणे यांच्याकडील आदेश क्रमांक महसूल/कक्ष ५-०-५५/०८ दि. २८/३/०८ अल्पिक मंजूरी.
- ५) मिरा-भाईंदर नगरपालिका परिषद जा. क्रमांक ७३९२ दि. १२/३/०८ अल्पिक मंजूरी.

-: आदेश :-

सं. क्र. ५२५१३५३२ मीजे अ. ज्ञाने सुब्रह्मण्य येथील नियोजित वांधकामाचे नकाशे श्री/श्रीमती ए. ज्ञाने सुब्रह्मण्य यांची दि. ०१/३/०८ रोजी दाखल केले होते. सदर कामी मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांच्याकडून दि. ०१/२/०८ अर्ज ही मंजूरी घेतलेली आहे. तसेच सदरचे प्लॉन मे. सहाय्यक संचालक नगररचना ठाणे यांच्याकडे पाठविले असता त्यांनी जा. क्र. ६५६ दि. २१/३/०८ च्या पत्राने दिग्दर्शन केलेले आहे. त्यानंतर सदर प्लॉन पन्. अे. (अल्पिक वापरासाठी) नगरपालिकेने जा. क्र. १२/३/०८ ने मंजूर केलेले होते. अर्जदार यांनी मे. जिल्हाधिकारी ठाणे यांचे कडून आदेश क्र. महसूल ५-०-५५/०८ दि. २८/३/०८ ने देखरेखनास व अल्पिक वापरास मंजूरी मिळालेली आहे. ह्या सर्व बाबींचा विचार करून अर्जदारास महाराष्ट्र रिजनल अॅन्ड टाऊन प्लानिंग अॅक्ट १९६६ चे कलम ४५ नुसार खालील अटी शर्तीवर वांधकाम सुरु करणेस मंजूरी देणेत येत आहे.

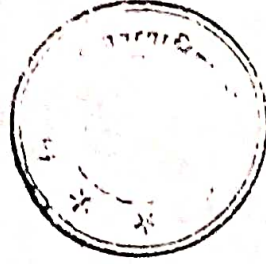
१) वांधकाम इकडील पत्र क्र. ७३५२ दि. १२/३/०८ ने मंजूर केलेल्या प्लॉन प्रमाणे करणे आवश्यक आहे.

टनन-४
६५५/२४-३२
२००२

१) रफ्तारील पत्र ३: ५५
पालत्र करण्याची जबाबदारी भर्जदारांची असून त्याच दायजाने कायद्यात परतवणी २२ ३ (१)
जारील व त्याची जबाबदारी भर्जदारावर राहिल.

२) मे. त्रिहाधिकारी सौ. ठाणे पॉस्टमॅन्हील भांदरा दि २८ ३/८/०० चे पालत्र
करण्याची जबाबदारी भर्जदारांची असून अन्य संबंधीत कायद्याची पूर्तता करण्याची जबाबदारी
भर्जदारावर राहिल.

३) सरर बांधकामाची मुदत दि. २२/०७/०१ पासून दि. २२/८/०१ पर्यंत राहिल.



M. J. J.
मुख्याधिकारी

मिठा-भांदर नगरपालिका परिषद



टनन-१
६४५/२५-३२
२००२

१. अग्रज...
२. अग्रज...
३. अग्रज...

- १. अग्रज... (संज्ञा) अग्रज...
२. अग्रज... (संज्ञा) अग्रज...
३. अग्रज... (संज्ञा) अग्रज...

अ. ३. १

अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...

अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...

अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...

अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...
अग्रज... (संज्ञा) अग्रज...

टनन-४
६४५/२६-३२
२००२

