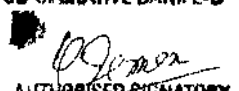


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पाने २/३०

Nature of Document	Sale Deed
Registration Details	(Registrable/Non Registrable If Registrable Name of S.R.O. BWD-1
Franking Unique Number	37825-186680
Property Description in brief	ALL THAT PIECE AND PARCEL OF NON-ACRICULTURAL LAND; admeasuring about 92.93 Sq. Mtrs., Survey No. 74, Hissa No. 1/2, Village Lonad, Taluka Bhiwandi, Dist. Thane
Consideration Amount	Rs. 1,80,000/-
Purchasers Name	M/S. GATI INFRASTRUCTURE BHASMEY POWER PVT. LTD.
Name of the Other Party	M/s. Gati Limited
If through Name & Address	DEEPAK MUNDHE 502, SIDDHIVINAYAK BLDG., BESIDE UTSAV SNACK CENTRE, KASAR ALLEY, BHIWANDI, DIST. THANE.
Stamp Duty Amount	Rs. 10,800/-
Authorised Person's Full Signature & Seal	BOMBAY MERCANTILE CO-OPERATIVE BANK LTD  AUTHORISED SIGNATORY BHIWANDI BRANCH

Bombay Mercantile Co-operative
Bank Ltd.
Bhiwandi Branch,
S.R. Kotebarga.

साथ पुढील प्रमाणे असलेल्या कागदपत्रावर
न्यायालयात व न्यायाधीश, न्यायाधीश
अधीक्षक यांनी न्यायाधीश यांनी
मह. न्यायाधीश यांनी

"SHREE" (General Stamp Rs. 10,800/-)

SALE - DEED

CONSIDERATION VALUE..... Rs. 1,80,000/-

VALUATION FOR STAMP DUTY Rs. 1,80,000/-

THIS ARTICLE OF SALE DEED made and entered into at

Bhiwandi on this 10th day of August, 2011;



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186680
R00108001-PB5452
12:31
18 AUG 10 2011
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MAHARASHTRA

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BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip

Govt. of Mah. General Stamp Office Licence No. D-5/STP (V) / C.R. 1056/07/05/1728-31/05

(Customer Copy)

Date : 16/08/11

Deposit Br. : Bhiwandi, THane.

Pay to : Bombay Mercantile Co-operative Bank Ltd.
A/c. Stamp Duty

Franking Value Rs.	10,800/-
Service Charges Rs.	10/-
Total Rs.	10,810/-

Name of Stamp Duty paying party :

M/s. Gati Infrastruc-
ture Bhaskar Power
Pvt. Ltd.

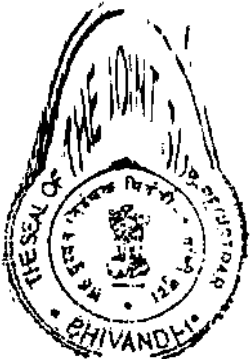
DD / Cheque No.

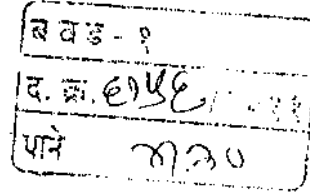
Drawn on Bank & Branch :

Tran ID

Franking Sr. No.

Officer



BETWEEN

M/S. GATI INFRASTRUCTURE BHASMEY POWER PVT. LTD.,
(PAN : AABCD7381B); having Its held 1-7-293, M. G. Road, Secunderabad
– 500003; and having Its Zonal Office Gati Limited, Unit 501, 5th Floor,
Acruti Star Central Road, MIDC, Andheri (E), Mumbai – 4000093; Through
Its Authorized Signatory, **SHRI G. RAVINDRA KUMAR**, Age 40 Years,
Occupation : Service; hereinafter referred to as “**THE PURCHASER**”;
(which expressions shall unless, it be repugnant to the context or meaning
thereof, mean and include his/her/their respective heirs, nominees,
administrators, legal representatives, directors, assigns, etc). **PARTY OF**
ONE PART;

AND

M/S. GATI LIMITED., (PAN : AABCG3709Q); having Its held 1-7-293,
M. G. Road, Secunderabad – 500003; and having Its Zonal Office Gati
Limited, Unit 501, 5th Floor, Acruti Star Central Road, MIDC, Andheri (E),
Mumbai – 4000093; Through Its Authorized Person and Constituted
Attorney, **SHRI M. L. GUPTA**, Age 42 Years, Occupation : Service; herei-
nafter referred to as “**THE VENDOR**”; (which expressions shall unless, it
be repugnant to the context or meaning thereof, mean and include
his/her/their respective heirs, nominees, administrators, legal representatives,
assigns, etc). **PARTY OF OTHER PART;**

WHEREAS:

1) The Vendor herein is the owner, seized and possessed and otherwise
well entitled to ALL THAT PIECE AND PARCEL OF NON-
AGRE CULTURAL LAND, bearing Survey No. 94, Hissa No. 1/2
admeasuring about 7000.00 Sq. Mtrs.; situate, lying and being at Mauje
Lonad, Taluka Bhiwandi, Dist. Thane within of the limits of Group Gram
Panchayat Lonad, Sub-Registration District and Taluka Bhiwandi,
Registration District and District Thane. And more particularly described in



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the Schedule 'A' written hereunder; (and for the sake of brevity hereinafter referred to as "the said land").

2) By virtue of Sale Deeds bearing Registration Serial No. 3888/2009, dated 29/06/2009, the Vendor herein has acquired the ownership rights over the said land and since then the Vendor herein is in use, occupation, enjoyment and possession of the said land being the absolute owners thereof and the same is recorded in the name of the Vendor.

3) Out of the said land, the Purchaser is desirous of purchasing ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND, bearing Survey No. 94, Hissa No. 1/2, admeasuring about 92.93 Sq. Mtrs.; situate, lying and being at Mauje Lonad, Taluka Bhiwandi, Dist. Thane; within of the limits of Group Gram Panchayat Lonad, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane and more particularly described in the Schedule 'B' referred to in this Sale Deed. (and for the sake of brevity hereinafter referred to as "the said property").

4) The Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor, the said property at Village Lonad, Taluka Bhiwandi, Dist. Thane on the aforesaid land with all rights, attached and/or relating thereto for a total consideration of Rs. 1,80,000/- (Rupees One Lakhs Eighty Thousands Only) being the market value, free from all encumbrances, liabilities & charges.

5) The Purchaser has requested the Vendor to execute this Sale Deed in respect of the said property in favour of the Purchaser and the Vendor has agreed to execute this Agreement in respect of the said property in favour of the Purchaser in the matter hereinafter appearing.



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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

THAT in pursuance of the Indenture of Sale Deed and on full and final consideration of Rs. 1,80,000/- (Rupees One Lakhs Eighty Thousands Only) having paid by Cheque/s and/or in cash by the Purchaser to the Vendor before the execution of this Sale Deed as under :-

<u>Name of the Bank</u>	<u>Chq. No.</u>	<u>Date</u>	<u>Amount Rs.</u>
Axis Bank Ltd.	989800	09/08/2011	1,80,000/-
Total			<u>1,80,000/-</u>

(subject to realization of Cheque/s, the receipt of the same, the Vendor hereby admit, acknowledge and release the Purchaser forever) as incorporated receipts in the deed.

THE Vendor do hereby grant, sell, convey, assure and transfer and assign unto the Purchaser ALL AND SINGULAR and piece and parcel of said property TOGETHER WITH irrevocable right to the use passage and access to the said property and all the estate, right, title, claim and demand whatsoever at Law and in equity of the Vendor into and upon the said property TO HAVE AND TO HOLD ALL AND SINGULAR the said property hereby granted, released, conveyed and assured or intended or conveyed or transferred unto and to the use and benefits of the Purchaser absolutely and forever subject to the payment of all cesses, charges, taxes, assessments, dues and duties now charged, levied upon the same or hereafter to become payable in respect thereof to Government Gram-panchayat or to any local or Public Body or Authority in respect and administrators covenant with the Purchaser that not with standing any fact, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming, by, from, under, through or in trust for him

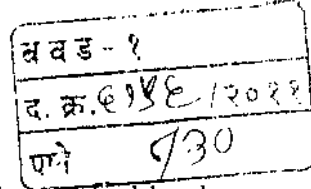
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or any them, executed, committed or knowledgeably or willingly suffered to the contrary.

THAT the Vendor now has in themselves good rights, full powers and absolute authority to grant, convey or assure or transfer and assign the said property hereby granted, released, conveyed or assured or intended to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid.

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereinafter peacefully and quietly to hold, enter upon and has occupy, enjoy the said property hereby granted, with his appurtenances and received the rents, issues and profits thereof to and for his/her/their own use and benefits without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him/her/them and that free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor will sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other state, titles, charges and encumbrances whatsoever other already or to be hereafter and made, executed or/and assigned or suffered by the Vendor, or any other person or persons lawfully or equitably claiming to, by, from, under or in trust for him/her/them.

AND FURTHER that they the Vendor, all persons having or lawfully or equitably claiming any estate, rights, titles or interest at law or in equity in the said property hereby granted, released, assured, conveyed or any part, thereof, from, under or in trust for the Vendor or his/her/their heirs, shall and will from the time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such further and more particularly and absolutely granting and assuring the said property and every part thereof hereby granted, conveyed and assured UNTO AND TO THE USE OF THE



PURCHASER in the manner aforesaid as shall or may be required by the Purchaser, his/her/their respective heirs, executors, administrators, and assigns, or his Counsel in Law.

THE Vendor covenant with the Purchaser that the Vendor shall get the said property transferred in the name of the Purchaser in all Government records, etc. and co-operate with the Purchaser in that respect of mutation of name in the Records of Rights in favour of the Purchaser.

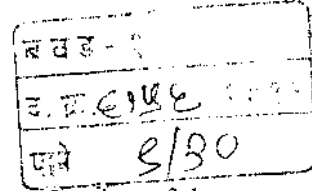
THE Vendor further covenant with the Purchaser that they have not received any notice of requisition or acquisition from any Local Public Authority or Grampanchayat Lonad or Collector of Thane or other Governmental or Semi-Governmental or any other authorities in respect of the land beneath the said property described in the Schedule 'E' written hereunder till the date of this Sale Deed.

THE Vendor further covenant that the said property is not subjected to any disputes before any Court of Law or Arbitrator or Tribunal.

THE Vendor further declare that they are having clear & marketable title to the said property & are legally competent & even otherwise, sufficiently entitled to deal with the said property. And they had not parted with, or transferred his rights & interest in the said property, neither donated the said property nor created any trust in the said property in favour of any other persons by any oral or Written agreement or commitment or otherwise.

THAT the tenure under which the said property is held and enjoyed is in full force and effect and has not been surrendered or forfeited become void or voidable.





THE Vendor shall handed over vacant and peaceful possession of the said property mentioned in Schedule 'B' of the Purchaser at the time of execution of this deed.

THE Vendor has handed over to the Purchaser the original documents on respect of the said property.

THE Vendor has paid all rates, taxes and cesses and charges payable to the concerned Authorities and Revenue Authorities upto the date of this Sale Deed and in case, same are found due and payable, the Vendor shall be liable to pay to the concerned Authorities upto the date of this Sale Deed.

ALL the charges & expenses for registration of this Sale Deed such as Registration Fees & Stamp duty, etc. has been borne by the Purchaser only.

THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND; situate, lying and being at Village Lonad, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Lonad, Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane. The said is described as under:-

Survey No.	Hissa No.	Assessment (Rs. Ps.)	Area (Sq. Mtrs.)
94	1/2	28.69	7000.00



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THE SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND; situate, lying and being at Village Lonad, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Lonad, Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane. The said land is described as under and demarked in the plan annexed hereto:-

Survey No.	Hissa No.	Assessment (Rs. Ps.)	Area (Sq. Mtrs.)
94	1/2	28.69	92.93

The said property hereby sold and conveyed is bounded as under:-

Towards its East is : Survey No- 91

Towards its West is : Survey NO 94/112

Towards its North is : Road

Towards its South is : Survey No - 97

IN WITNESSES WHEREOF, the Parties have unto set and subscribed their respective hands and seals on the day and the year first hereinabove written.



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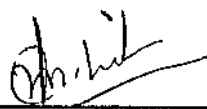
SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN-NAMED "VENDOR")
M/S. GATI LIMITED.)
 THROUGH ITS AUTHORIZED PERSON)
 AND CONSTITUTED ATTORNEY)
SHRI M. L. GUPTA)




SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN-NAMED "PURCHASER")
M/S. GATI INFRASTRUCTURE BHASMEY)
POWER PVT. LTD. THROUGH ITS)
 AUTHORIZED SIGNATORY)
SHRI G. RAVINDRA KUMAR)




WITNESSES:

1. 

2. 