

village Kachigam, Nani Daman, within the jurisdiction of village Panchayat of Kachigam Taluka of Daman, Sub District of Daman and District of Daman and more particularly identified in the Schedule hereinunder written.

AND WHEREAS the sale price of the said Industrial Unit No.3 has been fixed at Rs.2,40,000-00 (Rupees Two lacs forty thousand only) which is its fair market value. The Purchaser have paid an amount of Rs.1,00,000/- (Rupees One lac only) by Cheque No.459913 on 14-2-1991 and Rs.1,40,000/- (Rupees One Lac forty thousand only) by Cheque No.834096 on 28-7-1991. Thus, the purchasers have paid the full amount of consideration of Rs.2,40,000/- only to the Vendors, the receipt of the said

...16/-

sum of Rs.2,40,000/- the Vendors do hereby admit and acknowledge having received the same.

NOW THIS DEED OF SALE WITNESSES as follows :-

(1) In pursuance of the said agreement dated 5th March,1991 and in consideration of the fair market value of Rs.2,40,000/- (Rupees Two Lacs Forty thousand only) already paid by the purchasers to the Vendors on or before these presents, the receipts of which sum the Vendors do hereby acknowledge to the Purchasers, the Vendors do hereby TRANSFER, CONVEY and ASSIGN unto the

...1/-



PURCHASERS viz M/s.PROPACK
INDUSTRIES by way of SALE the said
Industrial unit No.3 admeasuring
99.96 square metres in Building No.3
on the ground floor and known as
ROONGTA INDUSTRIAL ESTATE, situated
at Village Kachigam, Nani Daman,
within the jurisdiction of Village
Panchayat of Kachigam, Taluka of
Daman, Sub District and District of
Daman, standing on the property
bearing Survey No.376/2(12) AND ALL
the estate, right, title, claim
interest and demand whatsoever of the
Vendors in or to the said premises
hereby transferred and conveyed and
every part thereof TO HOLD the same

...18/-

to the Purchasers as absolute owners forever.

(2) THAT after the possession of the said unit is handed over to the Purchasers, they shall maintain the same premises at their own costs in good and tenantable repairs and conditions and shall not do or suffer to be done anything in or to the said building.

(3) THAT the Purchasers shall use the said premises for Industrial use and shall not cause or create any noise or nuisance to the other unit holders.

(4) THAT after possession of the unit is

...19/-



handed over to the Purchasers, if any additions or alterations in or about relating to the said building are required to be carried out by the Government or any statutory authority, the same shall be carried out by the purchaser in co-operation with the other purchasers of the units in the said building at their own costs and the Vendors shall not be in any manner liable or responsible for the same.

- (5) THAT the Purchasers shall advance Rs.800/- monthly towards the external maintenance of the said building till the Co-operative Society shall be

...20/-

formed of the Purchasers of the said buildings and the purchaser hereto shall become a member of the said Society. That the purchasers shall bear the electricity charges, water charges and taxes of the unit every month regularly.

- (6) THAT the Purchasers shall not be entitled to claim any right or title in his or their personal capacity on the common space of the building including the open space of the compound of the building shall not carry out any act causing any obstructions to the other purchasers of the units of the said buildings.

...21/-



(7) THAT all the charges and costs, expenses, relating to registration of Deed, stamp paper and other charges shall be borne by the Purchasers.

(8) THAT the Original Owners, confirmatory Parties do hereby declare that they have purchased the entire immovable property from its original occupation Shri Sudhirkumar Manubhai after observing the formality of sale permission and payment of nazarana under a registered Sale Deed and mutated their name in the record of right. Subsequent to the execution of said Sale Deed the Confirmatory Parties have converted

...22/-

the said land into Non Agricultural use for Industrial purpose vide Sanad No. 2/346/88-LND/3906 dated 18th October, 1988 issued by the Collector Daman and necessary plans for construction is also approved from the office of the Architect Planner as well as the concern local authority. The said property is free from any encumbrances.

S C H E D U L E

ALL THAT immovable property known as Industrial Unit No.3 admeasuring 99.96 square meters built-up area, situated on the ground floor of Building No.3 known as "ROONGTA INDUSTRIAL ESTATES" constructed on

...23/-



the landed property bearing Survey No.376/2
(12) admeasuring 1923 square meters, situated
at village Kachigam, Nani Daman, within the
jurisdiction of Village Panchayat of Kachigam,
Taluka of Daman, Sub District of Daman and
District of Daman, not described in the
Land Registration office nor found enrolled
in the Taluka Revenue Office and the said
unit No.3 forming a single and independent
unit is bounded as under :-

On the EAST : Adjoining Gala belonging
to Hitesh Plastics Pvt.Ltd.

On the WEST : Property bearing Survey No.
376/2(11) belonging to the
Purchaser.

...24/-



On the NORTH : Adjoining Cala No.2 belonging
to Regient Plast India Ltd.

On the SOUTH : Public Road.

IN WITNESS WHEREOF the parties hereto,
the Vendors and the Purchasers and Confirma-
-tory parties have hereunto set their respec-
-tive hands on the day and the year first
hereinbefore mentioned.

SIGNED AND DELIVERED by)

the withinnamed M/s.)

ROONGTA DEVELOPERS ^{Pvt. Ltd} by)

its Director SHRI RAJESH)

SHIVPRASHAD ROONGTA)

..... THE VENDORS ...)

.....)

Records



RCS



SIGNED, SEALED AND DELIVERED)

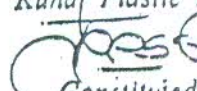
by the withinnamed M/s.)

PROPACK INDUSTRIES,)

represented herein its Attorney)

For PROPACK INDUSTRIES,
(Prop. Kunaf Plastic Pvt. Ltd.)

SHRI JAYMIN BALWANTRAI DESAI)


Constituted Attorney

..... THE PURCHASERS)

.....)

SIGNED, SEALED AND DELIVERED)

by the withinnamed (1) SHRI)


SHIVPRASHAD BANARASILAL)

ROONGTA)



(2) SHRI RAJESH SHIVPRASHAD)

ROONGTA)



..... THE CONFIRMATORY)

PARTIES)



IN THE PRESENCE OF :

WITNESSES :-

1. Pratibha B. Desai

Pratibha

2. NIRAV. N. DESAI

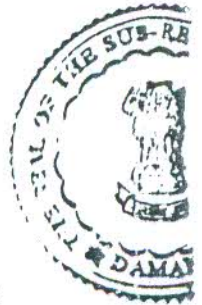
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17/2/94

NARENDRA C. PATEL
NOTARY
for The State of Maharashtra



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Executing party

admits execution of the so called
Sale deed

- (1) Prakash 
- (2) Prakash 



Prakash B. Desai
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and he to the Sub-Registrar
 states that he personally knows the
 above executant and identifies him

Prakash (Prakash B. Desai)
 29/9/83
 Prakash

SUB-REGISTRAR
 DAMAN

Srimashad Bhawasalal
Beary, District National
Business, residing
at [unclear] (East),
Beary, Mangalore
City.

.....
executing party
.....
admits execution of the so called
Sale
..... deed

Sprints

TRUE-COPI

Dhanus Singh Laxman.
Singh, aged 30 years,
Service, Married,
residing at Samrath
Road, Dabhel, Daman.

.....
and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him.

M. Singh

D. 30/12/93
[Signature]

SUB-REGISTRAR
DAMAN



Certificate of 9230 (A) (C)
of the Income Tax Act, 1961
issued by the Assst. C. I. T.
Cir 6 (1), Bombay is
furnished today.
D. 23/12/93.

SUB-REGISTRAR
DAMAN

Certified copy of Power
of Attorney furnished
today.
[Signature]
SUB-REGISTRAR
DAMAN

Registered No. 47 at pages 163 to
Vol No. 176 Book No. 1
Date - 4 FEB 1994

SUB-REGISTRAR
DAMAN.



The Original Document is returned to
Shri Jaymin B. Desai the
presentee.

[Signature]
- 9 FEB 1994