

गुजरात GUJARAT

000840

म. नं. १३०९५ त. १९-४-५ श. १००००
 अंके रुपिया.....
 जे सांघल साथे रुपिया..... १०००० ने आजरोज
 श्री. रमप्रकाश म. ओजा, रमप्रकाश म. ओजा
 ठे. ११११११ त. ६ म. ने वेसाहा आप्यो.
 लेनारनी राही.

K. Ojha

(Signature)

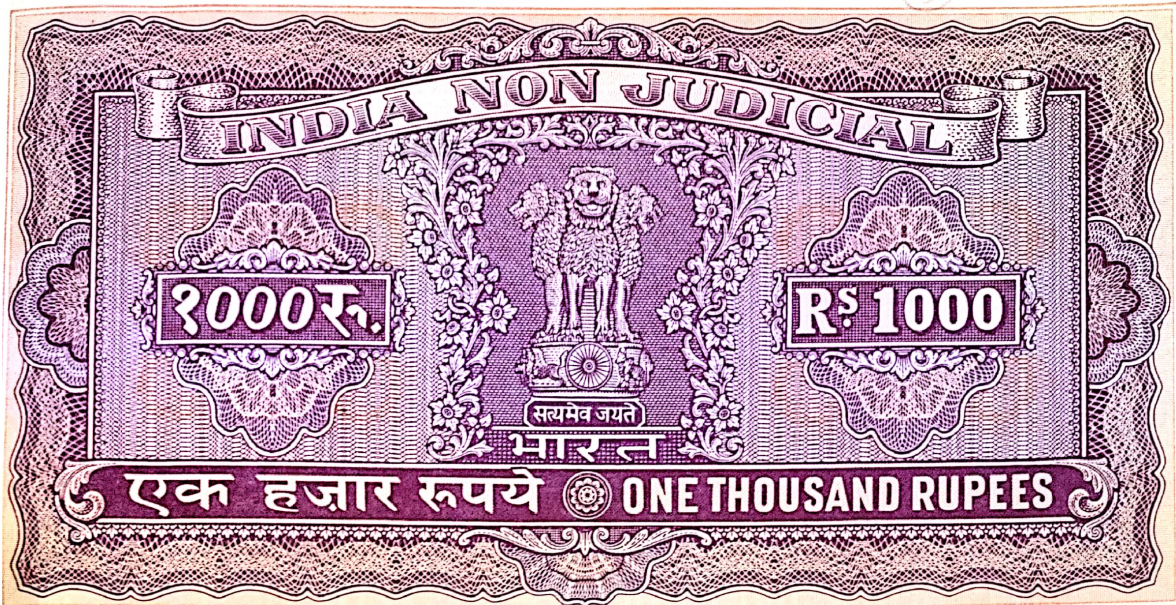
(वी. ओ. इवे)
 स्टांप वेन्डर
 लायसन्स नं. ३६१८८
 इवेरी रोड, वलसाड

PRD		
५९६	५	१५
2006		



(4)
 hereinafter called as "THE
 ASSIGNOR" (which expression
 shall unless it be repugnant to the
 context or meaning thereof shall mean and include all
 legal heirs, their executors, administrators, successors
 and assignees) of FIRST PART.PAN NO. AACFB8788Q
 M/s. TECHNO RELIEF OVERSEAS (I) PVT. LTD., a
 Company registered under the constituted of Company
 Act 1932 and consisting directors namely (1) Shri
 Vijaykumar R. Ojha, and (2) Shri Ramprakash M.
 Ojha, both are adult, Religion: Hindu, occupation:

Contd..5..



गुजरात GUJARAT

228286

अ. नं. १३०७७/१५-४-०७ ३। १०००

अंके रुपिया..... २५२५५

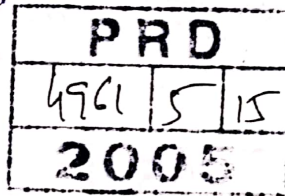
५ सांघण साधे रुपिया..... १०००

श्री..... ने आजरोज

६..... ने वेयाफ आय्यो.

वेयाफनी सही.

Drexer



(वी. अ. दवे)
 स्टॉप वे-३२
 लायसन्स नं. ३६/६६
 क्येरी रोड, वलसाड



(5)

business, registered office at: D-613, Floral Deck Plaza, MIDC, Central Road, Andheri (East),

Mumbai-400 093, through their authorized signatory namely Mr. Hemant S. Pathak, hereinafter called as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include all the present partners, their executors, administrators, successors and assignees) of SECOND PART. PAN NO. AACCT1411H

Contd..6..

Contd..7..

PRD		
4961	7	15
2005		

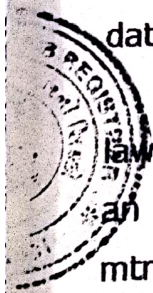
(7)

ANDWHEREAS possession handed over by the GIDC wide their no.

769, dated 06/08/1993.

By lease deed dated 18/12/1996 made between Gujarat Industrial Development Corporation (hereinafter referred "THE LESSOR") one part and M/s. BABUBHAI ENTERPRISES, (therein called "LESSEE") of the one part and registered with the sub registrar of Pardi on 18/12/1996 under regi. No 5434 95/96 and the said GIDC demised unto M/s. BABUBHAI ENTERPRISES, Hereinafter called the "Original allottee" for a period of 99 years of a piece of land known as an industrial Plot No. 4921, admeasuring 2580.00 sq. mtrs., in the SARIGAM Industrial Area, bearing revenue Survey No. 33/p, situated, lying and being within the village limits of Manda, Tal. Umbergaon, Dist.:Valsad for an industrial purpose in the said indenture of lease dated 18/12/1996.

AND WHEREAS M/s. BABUBHAI ENTERPRISES is lawful allottee, owner, occupier and possessor of an Industrial Plot No. 4921, admeasuring 2580.00 sq. mtrs., in the Sarigam Notified Industrial Area, bearing revenue Survey No. 33/p, situated, lying and being within the village limits of Manda, Tal. Umbergaon, Dist.:Valsad (more particularly described in the Schedule hereunder written and hereinafter called as "THE SAID PLOT") ^{& Property} hence M/s. BABUBHAI ENTERPRISES is holding clear and marketable title of said plot.



Handwritten signatures and initials in the left margin.

Contd..8..

34

PRD		
49A	8	15
2005		

(8)
ANDWHEREAS the ASSIGNORS applied to the GIDC Sarigam for transfer of an industrial Plot No.

4921, admeasuring 2580.00 sq. mtrs., in the Sarigam Notified Industrial Area, bearing revenue Survey No. 33/p, situated, lying and being within the village limits of Manda, Tal. Umbergaon, Dist.:Valsad in favour of the ASSIGNEES hereto and the said transfer application has been sanctioned by the GIDC in favour of the assignee herein on the terms and conditions as mentioned in the intimation order No. GIDC/ DM/ VPI /SRG/ PLT /PTO / 6355 dtd. 29.08.05.

ANDWHEREAS the ASSIGNOR had paid all the dues up to date to the GIDC Sarigam and the said plot is free from all encumbrances and the parties have to agreed to company with all the terms and conditions of the transfer of the said corporation.

The ASSIGNEES have now requested the ASSIGNORS to execute these presents, which the ASSIGNORS has agreed to do in the manner hereinafter appearing.

NOWTHIS INDENTURE WITNESSETS that in pursuance and in consideration of the sum of Rs. 10,32,000/- (Rupees Ten Lac Thirty Two Thousand Only) paid by the ASSIGNEES to the ASSIGNORS before execution of this Deed of Assignment by different Cheques/cash.

The receipt whereof the ASSIGNORS do and each

Contd..9..

PRD		
4961	9	15
2005		

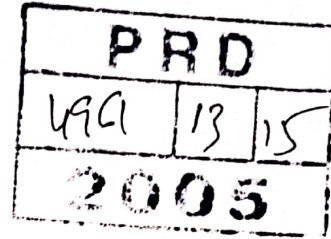
(9)

of them doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit release, and discharge the ASSIGNEES They the ASSINORS do and each of them doth hereby assign up to the ASSIGNEES, residue term under Indenture and Lease dated 18/12/1996 all that piece or parcel of land bearing Plot No. 4921, admeasuring 2580.00 sq. mtrs., in the Sarigam Notified Industrial Area, bearing revenue Survey No. 33/p, situated, lying and being within the village limits of Manda, Tal.:Umbergaon, Dist.:Valsad containing and more particularly described in the Schedule hereunder written together with and whatsoever to the said land or any part thereof belonging or in any way apparent thereto AND all the Estate right, title, interest property, claim and demand whatsoever at law and equity of them the ASSIGNORS of in and do the said shed by any part thereof TO HOLD the said shed hereby ASSIGNEES unto the ASSIGNEES in perpetuity subject to the payment of ground rent Only reserved under the said indenture of the lease dated 18/12/1996 and the said lease is valid and subsisting of the said land herein before expressed to be hereby Assignees and is in no way void or voidable at present and that notwithstanding any such thing as aforesaid all reserved and the covenants by the Assignors and the conditions contained in the said Indenture of lease have been paid

Contd..10..



(13)

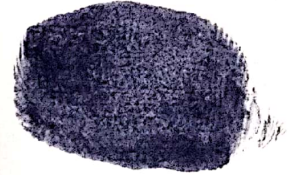


Signed & Delivered By The
"FIRST PART" OR "THE ASSIGNOR"

- (1) Harshad Amidas Mehta
- (2) Falgooni B. Shah
- (3) Hemant B. Shah
- (4) Jignesh H. Mehta
- (5) Paresha J. Mehta
- (6) Parul H. Shah
- (7) Sarla H. Mehta
- (8) Taravanti B. Shah
- (9) Kruti H. Shah

all partners of M/s. Babubhai Enterprises,
represented through their P. O. A. it self
and partner namely Mr. Harshad A. Mehta

Harshad

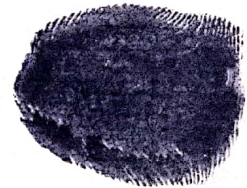
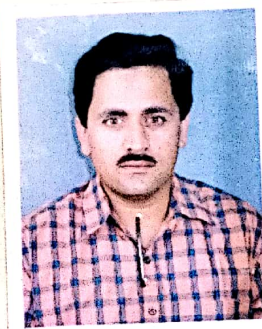


Signed & Delivered By The
Within Named "SECOND PART"
OR "THE ASSIGNEE" M/s. Techno
Relief Overseas (I) Pvt. Ltd.
Represented through their
authorized signatory



Hemant

Hemant S. Pathak
In the presence of...



1. KISHOR I. DESAI

D

2. Dhermond Chaudhary

PRD
499 14 15
2005

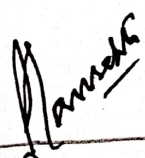
THE ASSIGNOR


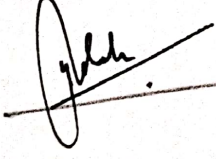
M/s. Babubhai Enterprises, a Partnership firm, its partners namely (1) Harshad Amidas Mehta self and power of attorney (2) Falgooni B. Shah (3) Hemant B. Shah (4) Jignesh H. Mehta (5) Paresha J. Mehta (6) Parul H. Shah (7) Sarla H. Mehta (8) Taravanti B. Shah AND (9) Kruti H. Shah having its registered office at Vapi, through its power of attorney holder Self and partner namely, Mr. Harshad A. Mehta, age an adult, Religion: Hindu, occupation: business, residing at: Mumbai,


THE ASSIGNEE

M/s. Techno Relief Overseas (I) Pvt. Ltd., A Company, represented through their authorized signatory namely Mr. Hemant S. Pathak, age: an adult, Religion: Hindu, occupation: business, residing at: Mumbai.

Executing Party
Admits Execution



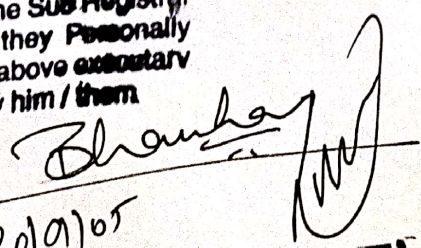
(Harshad A. Mehta)



(Hemant S. Pathak)




MRS. BHARATI D. CHAUHAN (ADVOCATE)
RE. VAPI, TAL. PARDI.

Known to the Sub Registrar
State that they Personally
Known the above executory
and identify him / them



On 20/01/05
(K. M. PATEL)
SUB REGISTRAR PARDI

21

Received Form No. : 1 U/S. 32-A
of The Bombay Stamp Act 1958
Date : 20/9/2005

PRD
4961 15 15
2005

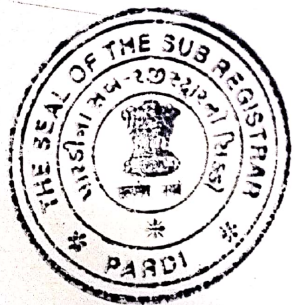
SUB REGISTRAR, PARDI.

As per Income tax Act &
Rules Assignors PAN is
AACFB 8788 Q. Assignees
PAN is AACCT1411K.
Both Pans verified with
document and found
correct.

Registered No. : 4961
of Book No. : 1
Date : 20/9/2005

(K. M. PATEL)
SUB REGISTRAR PARDI.

(K. M. PATEL)
SUB REGISTRAR PARDI



2. You may not...
Acceptance-cum-undertaking of offer...
days from the receipt of this letter the offer...
not be entitled to set the land at the offered...
application shall be automatically treated as closed...
amount. You are required to make payment of...
thirteen thousand seven hundred sixty only).

PRD		
4961	10	15
2005		

(10)
observed and performed up to the date of these present and that notwithstanding any such things as aforesaid.

They the ASSIGNORS now have in themselves good right and absolute power to assign the said land unto the ASSIGNEES and at all times hereafter during the said terms peaceably and quietly to hold possess and enjoy the said premises hereby or assign or expressed so to be with there appurtenances and receive the rents and profits thereof for their own use and benefit without any eviction interruption claim or demand whatsoever from or by the ASSIGNOR of from or by any other person or persons lawfully or equitably claiming by from under or in trust for them and that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the ASSIGNOR well and sufficiently saved defended kept harmless and indemnified of from and against all Estate charges and encumbrance whatsoever made, executed, occasioned or suffered by the ASSIGNORS or by any other person or persons having or lawfully equitably claiming by from under or in trust for them and further that the ASSIGNORS and all persons having lawfully or equitably claiming by from under in trust for them shall and will from time to time and at all times hereinafter during the said term at the request and costs of the ASSIGNEES do and execute or cause

PRD		
4961	11	15
2005		

(11)

to done and executed all such further and more perfectly and absolutely assuring the said

premises hereby assign or expressed so to be and every part thereof unto and to the use of the ASSIGNEES for the residue of the said terms and manner aforesaid as shall or may be reasonably required but at the cost, charges and expenses of the ASSIGNEE and the ASSIGNORS do and each of them doth hereby covenant with the ASSIGNEES that they ASSIGNORS have not done omitted knowingly or willingly suffered or been privy to any act deed or thing whereby they are prevented from assigning the said premises in manner aforesaid or thereby the same or any part thereof are is can or may be in charged encumbered or prejudicially effected in estate title or otherwise ASSIGNEE doth hereby convenient with the ASSIGNOR that they the ASSIGNEES will hence forth during the said terms pay the rents reserved by and perform all the covenants contained in the said indenture of lease dated 18th day of the month of December of the year 1996 and kept indemnified the ASSIGNORS and their and effects from and against the payment of the said rent and observance and performance of the covenant and all action proceeding costs damages claim, demand and liability whatsoever for or on account of the same or in any law relating thereto. It is agreed by the

Contd..12..

PRD		
4961	12	15
2005		

(12)

purchasers that if any additional stamp duty is required to be paid, in respect of this document, the same will be borne by the purchasers only.

:: THE SCHEDULE OF ABOVE REFERED TO ::

All that piece or parcels of land known as Plot No. 4921, admeasuring 2580.00 sq. mtrs., in the Sarigam Notified Industrial Area, bearing revenue Survey No. 33/p, situated, lying and being within the village limits of Manda, Tal. Umbergaon, Dist.:Valsad which is bounded as follows :-

On or towards North : Plot No. 4916
On or towards South : Plot no. 4913.
On or towards East : 16 Mtrs. Road.
On or towards West : Plot no. 4920.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribe their respective hands and seals the 20th day of, the month of September the year 2005.

Contd..13..

