

THIS DEED OF ASSIGNMENT made at Bombay this

18th day of October, One thousand Nine Hundred and Ninety
Three BETWEEN MESSRS PANDYA PULVERISERS, a proprietory firm
of JITENDRA JAYANTILAL PANDYA having its' address at Triveni
'C' First Floor, Block No.2, Santacruz (West), Bombay 400
054, hereinafter called "The Vendors" (which expression
shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include its proprietor, his,
heirs, executors, administrators and assigns) of the One
Part AND MESSRS PREMIER CANS, a partnership firm by its
partners (1) MRUNAL N. VIMADALAL, (2) JAYANT K. SHAH and
(3) SAVITABEN N. MEHTA having its' present address at 10,
Prem Industrial Estate, Subhash Road, Jogeshwari (East),

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Bombay 400 060 hereinafter called "the Purchasers" (which expression shall unless it be repugnant to the context meaning thereof be deemed to mean and include its' partners for the time being, their respective heirs, executors, administrators and assigns) of the Other Part:

WHEREAS:-

(a) By a Sub-Lease dated 7th July, 1975 made between The Bassein Taluka Industrial Co-operative Estate Ltd., a Sopciety registered under the Maharashtra Co-operative Societies Act 1960 (hereinafter referred to as 'the said Society') and M/s. Pandya Pulverisers, the Vendors herein, the said Society

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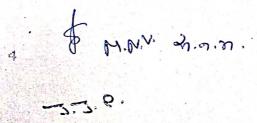
has sub-leased a plot of land bearing Plot No.22 admeasuring 1147.50 sq. yds. forming the part of land bearing Survey No. 235 of Village Achol, Taluka Bassein and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Plot No. 22") on the terms and conditions mentioned therein.

- (b) The Vendors at their own cost have cosntructed a factory building admeasuring about 4480 sq. fts. on the said plot No.22.
- (c) The Vendors are also registered members of the said Scoiety namely THE BASSEIN TALUKA INDUSTRIAL CO-

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OPERATIVE SOCIETY LIMITED, a Society duly registered under the provisions of Maharashtra Cooperative Societies Act, 1980 under Registration No. JNA-PRD-I-108 dated 31-1-1963 having registered address at Bassein Road, Dist. Thane and as members are holders of 4 (four) shares issued by the said Society bearing Nos. 381 to 384 (both inclusive) of the face value of Rs. 500 each. under Members' Register No. 166 (hereinafter referred to as "the said Shares");

The Vendors under the aforesaid Sub-Lease dated 7th (d) July, 1975 and as members of the said Society interalia seized and possessed of or otherwise well



The Vendors have represented to the Purchasers 11. that the said premises are free from all encumberances. event of Vendors' title to the said premises is found defective or any claim is made on the said premises, Vendors agree to indemnify the Purchasers and hereby keep indemnified the Purchasers against all loss, charges, costs and expenses they may incur or suffer on account of the Vendors' title to the said premises or on account of claim being made against the said premises or on account representions, assurances, declarations, statements made by the Vendors and the Vendors also agree to reimburse the purchasers to the said amount on their making demand for the same.

THE SCHEDULE BADVE REFERRED TO:

All that piece of land bearing Plot No.22 forming the part of land bearing Survey No. 235 in Village Achole, Taluka, Bassein together with factory buildings constructed thereon within Registration Sub-Disrict of Bassein, District Thane and admeasuring 1147.50 sq. yds. or thereabout and bounded as follows:-

On or towards North by Plot No.23
On or towards South by plot No.21
On or towards East by 40" Road
On or towards West by Plot No.57

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

SIGNED SEALED AND DELIVERED by)	
the withinnamed M/S. PANDYA PULVERISERS by its) M/S.	PANDYA PULVERISERS
Proprietor SHRI JITENDRA J. PANDYA	, -	Stender I Pandy
in the presence of)	PROPRIETOR.
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SIGNED SEALED AND DELIVERED by)	
the withinnamed)	M/S. PREMIER CANS
M/S. PREMIER CANS by its' partners)	, M. W. Vimodalal
(1) MRUNAL N. VIMADALAL)	£ 100
(2) JAYANT K. SHAH and)	Jalat.
(3) SAVITABEN N. MEHTA)	วาในกา นิก ทรุกา
in the presence of 1. (S.N.VIMADAM))	PARTNERS.
Solicitor Solicitor Solicitor REEEE	<u> 1 P I</u>	

RECEIVED a sum of Rs. 9,50,000/- (Rupees Nine Lacs fifty thousand only) from the Purchasers abovenamed in full and final consideration as under:-

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