



Fixed Sp. Adh
Stamp worth of
Rs. 12500/-
Date - 15 JUL 1999
Sub-Treasury Officer
Dadra and Nagar Haveli
Silvassa

751199

Presented at the Office of the
Sub Registrar of Dadara &
Nagar Haveli, Silvassa.

between the hours of 11.00
& 4.30 on the 20/7/99

	Rs.	P.
Received fees for.....		
Registration	3135	-
Copying (folios)	171	-
Copying endorsements	8	-
Filing Fees	5	-
Postage	21	-
Total	3167	-

For LIZA PLASTICS 20 JUL 1999
Vijay Rathee
Partner

Prashant Developers Pvt. Ltd.
Ajit
Directors

[Signature]
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

[Signature]
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

SALE DEED



THIS INDENTURE made and entered into at Dadra on
20th day of July 1999, between PRASHANT DEVELOPERS
PRIVATE LIMITED, a Private Limited, company duly
registered under the Indian Companies Act, 1956, having
its Registered Office at Pratihha Apartment, Ground
Floor, Nava Nagarwada, Junagadh, Gujarat State and its

[Signature] *[Signature]*
Rathee AK

office at Village Amla of the Union Territory of Dadra and Nagar Haveli, Silvassa, hereinafter called the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART.

AND

M/s. LIZA PLASTICS, a partnership firm formed under Indian Partnership Act, 1932 having its office at A/15, Piramal Industrial Estate, S.V. Road, Goregaon (West) Mumbai - 400 062 hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of M/s. Liza Plastics, survivors or survivor of them and the heirs, executors, administrators, successors of such last survivor, his her or their assigns) of the OTHER PART.

WHEREAS the Vendor has Purchased a piece or parcel of land for Industrial use bearing Survey No. 221/1 admeasuring 29500 Sq. Mtrs. of village Dadra of the Union Territory of Dadra and Nagar Haveli from One Harsad H. Doshi, of Silvassa and Sale Deed thereof has been executed on 21/04/1997, vide Registration at Serial No. 554/97, with the Sub-Registrar at Dadra between the parties;

AND WHEREAS the Vendor as such, is absolutely seized and possessed of or otherwise well and sufficiently entitled to a piece or parcel of non-agricultural land bearing Survey No. 221/1 admeasuring

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29500 Sq. Mtrs. or thereabout lying and situated at Village Dadra in the Union Territory of Dadra and Nagar Haveli more particularly described in the First Schedule hereunder written, hereinafter referred to as the "said larger land";

AND WHEREAS the Administration of Union Territory of Dadra and Nagar Haveli, Silvassa by their Order No. TPS/CP/Dadra/SN/221/1/96/829 Dated 03/12/1996 issued permission for construction on the said larger land;

AND WHEREAS the Vendor started construction on the said larger land and has commenced and completed the construction interalia of a structure shown as building No. "G" on the plan of the said larger land hereto annexed, and marked "PLAN No. 1", in accordance with hereinbefore recited permission and plans and specification sanctioned by the Administration of Union Territory of Dadra and Nagar Haveli, Silvassa by their Order No. TPS/CP/Dadra/SN/221/1/96/829 Dated 03/12/1996 and the laws, rules and regulations governing construction, for the time being in force;

AND WHEREAS the Administration of Union Territory of Dadra and Nagar Haveli, Silvassa by its certificate/letter bearing No. CC/ZT/201 dated 6.7.1999 has certified the completion of the construction of the said building "G" and has further certified the same to be fit for occupation;

AK (Rathod)




AND WHEREAS by an Agreement dated 11th May 1999 made between the parties hereto and lodged for registration under Sr. No. 544 of 1999 with the Sub Registrar of Assurances at Dadra, the Vendor agreed to sell to the Purchaser and the Purchaser agreed to purchase from the Vendor all that:-

- (i) industrial premises bearing Bldg. No. 6 Part-II admeasuring 468.47 Sq. Mts. (Built up area) consisting of ground floor structure shown with a pink colour wash on the plan thereof hereto annexed and marked "Plan No.2" (hereinafter for the sake of brevity referred to as the "said premises") togetherwith amenities as per the details thereof contained in the list annexed hereto and marked ANNEXURE - "A" on land bearing Survey No. 221/1 of Village Dadra togetherwith the land admeasuring 468.47 Sq. Mts. bearing Survey No. 221/1 of Village Dadra shown bounded by a red coloured boundary line on the plan thereof hereto annexed being "Plan No. 2" (hereinafter for the sake of brevity referred to as the "said land");
- (ii) Floor space Index or right of putting up additional construction on the said land and on the said premises by utilising the F.S.I. admeasuring 468.47 Sq. Mts. excluding balcony area admeasuring 31.14 Sq. Mts.; and
- (iii) exclusive user of the open land admeasuring 894.70 Sq. Mts. as shown with a Yellow Colour wash on the

AK @Rathod



plan thereof hereto annexed and marked "Plan No.2" and more particularly described in the Second Schedule hereunderwritten; at or for the price of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and upon the terms and conditions therein mentioned and upon and from the date of execution of the said Agreement till date the Purchaser has paid a total sum of Rs. 1,00,000/- (Rupees One Lakh Only) to the Vendor towards the part payment of purchase consideration therein mentioned;



NOW THIS INDENTURE WITNESSETH THAT in pursuance of the hereinbefore recited Agreement and in consideration of a sum of Rs. 11,50,000/- (Rupees Eleven Lakhs Fifty Thousand Only) paid to the Vendor by the Purchaser on or before the execution of these presents which taken togetherwith a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid by the Purchaser to the Vendor on 11th May 1999 makes an aggregate sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor doth forever acquit release and discharge the Purchaser) THEY the Vendor do hereby grant, sell, convey and assure unto the Purchaser all that :-

(i) the industrial premises bearing Bldg. No. 6 Part-II admeasuring 468.47 Sq. Mts. (Built up area) consisting of ground floor structure shown with a pink

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colour wash on the plan thereof hereto annexed and marked "Plan No. 2" (hereinafter for the sake of brevity referred to as the "said premises") togetherwith amenities as per the details thereof contained in the list annexed hereto as ANNEXURE - "A" on land bearing Survey No. 221/1 of Village Dadra togetherwith the land admeasuring 468.47 Sq. Mts. bearing Survey No. 221/1 of Village Dadra shown bounded by a red coloured boundary line on the plan thereof hereto annexed and marked "Plan No. 2" (hereinafter for the sake of brevity referred to as the "said land"),

(ii) Floor space Index or right of putting up additional construction on the said land and on the said premises by utilising the F.S.I. admeasuring 468.47 Sq. Mts. excluding balcony area admeasuring 31.14 Sq. Mts.; and

(iii) exclusive user of the open land admeasuring 894.70 Sq. Mts. as shown with a Yellow Colour wash on the plan thereof hereto annexed and marked "Plan No.2" (hereinafter for the sake of brevity referred to as the "said open land"), and more particularly described in the Second Schedule hereunderwritten free from all encumbrances and reasonable doubts and with marketable title TOGETHER WITH all and singular houses, outhouses, edifices, building, court yards, area, compounds, sewers, ditches, drains, fences, trees, ways, paths, passages, common gullies, wells, water, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances

AK @Rat hood

whatsoever to the said premises or the said land or the said open land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto [all that the said premises, the said land, the said right to put up additional construction and the said open land are hereinafter for brevity's sake collectively referred to as "the said Property "] AND also together with all the estate, right, title, interest, use, inheritance, property, possession, benefit, advantages, claim and/or demand whatsoever at law and in equity of the Vendor into, out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and singular the said property hereby granted, conveyed, assured or intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of India or the Union Territory of Dadra and Nagar Haveli or to the Municipality or any other Public Body in respect thereof AND THE VENDOR DO HEREBY FOR ITSELF and its successors and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendor

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made, done, committed, omitted or knowingly or willingly suffered to the contrary, THEY the Vendor have in itself good right, full power and absolute authority to grant, sell, convey and assure the said property hereby granted, sold conveyed and assured or intended or expressed so 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 hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby granted and conveyed with their appurtenances and receive the rents, issues and profits, benefits and advantages thereof and of every part thereof to and for its own use and benefit without any suit lawful eviction, interruption, claim and/or demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor AND THAT FREE AND CLEAR and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estate, charges and/or encumbrances whatsoever had made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from, through, under or in trust for the Vendor AND FURTHER THAT THE VENDOR AND ALL PERSONS having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted and

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conveyed or any part thereof by, from, under or in trust for them the Vendor or its successors or assigns for the time being shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for better further and more perfectly and absolutely granting, conveying and assuring the said property and every part thereof hereby granted and conveyed unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser, its administrators, successors or assigns or their counsels in law AND THIS INDENTURE FURTHER WITNESSETH AND IT IS HEREBY AGREED AND DECLARED that the deeds, and writings, comprised in the Third Schedule hereunder written relate not only to the said property hereby granted and described in the Second Schedule hereunder written but also to the said larger land of the Vendor and that the Vendor shall retain the same deeds and writings AND THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said agreement and in consideration of the premises the Vendor do hereby for itself and its successors and assigns, covenant with the Purchaser, its partners for the time being and their respective heirs executors, administrators and assigns that the Vendor shall and will unless prevented by fire or some other inevitable accident, from time to time, and at all times hereafter upon every reasonable request, and at the cost of the said purchaser or its

AK *Director*

partners for the time being or their heirs, executors, administrators and assigns produce or caused to be produced unto it, him or them or his or their Advocates or agents, or at any trial hearing commission or examination, or otherwise as occasion shall require, all or any of the deeds and writings comprised in the Third Schedule hereunder written for the purpose of showing its or their title to the property comprised in the Second Schedule hereunder written and also at the like request and cost deliver or cause to be delivered unto the said purchaser or its partners for the time being or their heirs, executors administrators or assigns, such attested or other copies or extracts of or from, the said deeds, writings or any of them as he or they may require and shall and will in the meantime, unless prevented as aforesaid, keep the said deeds and writing safe, unobliterated and uncanceled AND THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said agreement and in consideration of the Vendor having granted and conveyed the said property to the Purchaser which is more particularly described in the Second Schedule hereunder written, the Vendor as beneficial owner hereby grants unto the Purchaser, his heirs, executors, administrators and assigns the right for the Purchaser and his heirs, executors, administrators, assigns and his successors in title, owners or occupiers for the time being of the said property as more particularly described in the First Schedule hereunder written and his or their tenants and servants and all other persons, authorised by him or them in common with

AK *(Signature)*



the Vendor and his successors in title, owners or occupiers for the time being of the said larger land as more particularly described in the First Schedule hereunder written at all times hereafter and for all purposes to pass with or without horses, carts, motor and other vehicles laden or unladen and also to drive cattle and other beasts along the road or way of the length altogether of 123 ft. and the width of 15 ft. between the points marked "A", "B", "C", and "D" in the plan annexed hereto as "Plan No. 2" which said road or way is marked and shown in the said plan and coloured burnt siena TO HOLD the same UNTO the purchaser in fee simple appurtenant to the said property hereby conveyed and more particularly described in the Second Schedule hereunder written AND THIS INDENTURE FURTHER WITNESSETH that the purchaser hereby covenants with the Vendor and his successors in title that they the purchaser and its successors in title will at its/his/their own costs and expense at all times hereafter maintain and keep the said road or way in good or proper repair and condition and well and sufficiently drained AND THIS INDENTURE further witnesseth that the Purchaser shall have the right to pass and repass over the said portion of land and to lay under, through or above the said portion pipe lines electric cables and other conveniences as may be required and for the said purpose to dig open the said portion of land as and when necessary for laying, repairing or replacing the said same PROVIDED the Purchaser and all person deriving title through him shall at his own costs restore the said portion of the

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Vendor's land to its Original condition and the said operation will be carried out without disturbing the use of the said portion of the land for passing and repassing.

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

THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL that the piece or parcel of non agricultural land admeasuring 29500 Sq. Mts. or thereabouts bearing Survey No. 221/1 of Village Dadra within the Union Territory of Dadra and Nagar Haveli situated on Silvassa Vapi Main Road within the Registration Sub-District of Dadra and Nagar Haveli, Silvassa.

THE SECOND SCHEDULE ABOVE REFERRED TO :-

- (i) industrial premises bearing building No. "G" Part-II admeasuring 468.47 Sq. Mts. (Built up area) consisting of ground floor structure shown with a pink colour wash on the plan thereof hereto annexed and marked "Plan No. 2" on land bearing Survey No. 221/1 of Village Dadra, Union Territory of Dadra and Nagar Haveli togetherwith the land admeasuring

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468.47 Sq. Mts. bearing part of Survey No. 221/1 of Dadra Village, Union Territory of Dadra and Nagar Haveli shown bounded by a red coloured boundary line on the plan thereof hereto annexed being "Plan No. 2";

(ii) Floor space Index or right of putting up additional construction of one floor i.e. first floor on the said land and on the said premises by utilising the F.S.I. admeasuring 468.47 Sq. Mts. excluding Balcony area of 31.14 Sq. Mts. togetherwith the proportionate increase therein in case of such increase announced or permitted in future by the concerned authority; and

(iii) exclusive user of the open land admeasuring 897.40 Sq. Mts. as shown with a Yellow Colour wash on the plan thereof hereto annexed being "Plan No. 2";

Situated on Silvassa Vapi Main Road which is to be constructed/availed on the land of Survey No. 221/1 of the Village Dadra of the Union Territory of Dadra and Nagar Haveli,

THE THIRD SCHEDULE ABOVE REFERRED TO :

1. Original Sale dated 27th June 1996 between Mahesh Zinabhai Desai (Vendor) and Mr. Harshad H. Doshi (Purchaser) Lodged for registration under Sr. No.

AK (Rathee)

700/96 with S.R.O. Dadra & Nagar Haveli.

- 2. Original Sale Deed dated 21st April 1997 between Harshad H. Doshi (Vendor) and Prashant Land Developers P. Ltd. (Purchaser) lodged for registration under Sr. No. 554 of 1997 with S.R.O. Dadra & Nagar Haveli.

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

SIGNED AND DELIVERED by the)
 withinnamed "THE VENDOR")
 PRASHANT DEVELOPERS PVT. LTD.)
 through its Director SHRI)
 AJIT HARDAS KHODBHAYA)

Prashant Developers Pvt. Ltd.
Ajit
Directors

In the presence of.....)
 1. *Rathod (Prakash Rathod)*)
 2. *Harish*)

SIGNED AND DELIVERED by the)
 withinnamed "THE PURCHASER")
 M/S. LIZA PLASTICS)
 through its partner)
 SHRI VIJAY CHANDMAL RATHOD)

For LIZA PLASTICS
Vijay Raj Rathod
Partner

In the presence of.....)
 1. *Rathod (Prakash Rathod)*)
 2. *Harish*)

RECEIVED of and from the)
withinnamed Purchaser a sum)
of Rs. 11,50,000/- (Rupees)
Eleven Lakhs Fifty Thousand)
Only) by cheque bearing)
No. 806206 dated 20/07/99)
1999 drawn on Corporation)
Bank Amboli, Andheri (West),)
Mumbai - 400 058 branch)
which taken togetherwith a sum)
of Rs.1,00,000/- received by)
cheque No. 806203 dated)
11.5.1999 of the same Bank)
makes an aggregate sum or)
Rs. 12,50,000/- (Rupees Twelve)
Lakhs Fifty Thousand Only))
being the amount of full)
consideration money within)
mentioned to be paid by)
them to us.)..Rs. 12,50,000/-

Witnesses :-

Chathod

Havish

We say received.
For PRASHANT DEVELOPERS PVT. LTD.
Prashant Developers Pvt. Ltd.

Ajit
Directors

(AJIT HARDAS KHODBHAYA)
Director
VENDOR

DATED THIS 20th DAY OF July 1999

PRASHANT DEVELOPERS ..VENDOR
PVT. LTD.
AND
M/S. LIZA PLASTICS. ..PURCHASER

SALE DEED