IN RESPECT OF 124 DEC 2003

DEED OF SALE in respect of Agricultural land situated in sim of village Moti Khedoi, Taluka Anjar Kachchh_ Survey No. 496, 499, 485 2, 485 3 and 485 4 for Rs. 11,18,750.00

EXECUTED BY

JADEJA PRAVINSINH RANUBHA of Village Moti Khedoi, Taluka Anjar - Kachchh.

IN FAVOUR OF

having its Head Office at Man House, 15, PU-3,
Scheme No. 54, A.B. Road, Indore - 452 008
Through its authorized signatory and General Manager (Plant)

Mr. K. R. Patidar

EXECUTED ON

24th December, 2003

AT ANUAR KACHCHH

Drafted By

Mr. Shirishchandra D. Chhaya

B.A., LL.B., Advocate H-26, Jain Colony, New Anjar, Anjar - Kachchh. Ph. [02836] 42698, 43388



અલુ. મં. ૧૭૯૭ १ । (I) Ltd. કેડાયું: Indore કેડાયું: Indore પરીદનારની સહી / એગુઠાની છાપ.

03DD 102164

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ખંદમત અંદ્રેશ કી.) (પંડયા ચંદ્રેશ કી.) રડેમ્પ વેન્ડર, અંજાર

> R.No 2065166 Rs. Ps Received fees for 16860= 5817 Registrati: 180= Photography presented at the office of the Side (18; Sub-Registrar of Postage Total 170 40 = between the bours of 4 DEC 2003 Man Industries TV Ltd. Sub Registral - Anja Authorned Signatory K.R Patidar 24-12 Sub Registrar - Anjar DEED OF SALE in respect of Agricultural land situated in sim of Village [....2/-]



अनु. नं. १९८९१२ तारीम - 9 DEC 2001 अरीहनारनं नाभ: Man Industries (I) Ltd. हेडायुं: Indore Jam अरीहनारनं नाभ: २००० (- प्रकार अरीहनारनं नाभ: २००० (- प्रकार अरीहनारनं नाभ: २००० (- प्रकार अरीहनारनं नाभ: अर्थुडानी छाप: अंड्या यहिंदा डी.) २२४४ वेन्डर, अंगर

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[2]

Moti Khedoi, Taluka Anjar Kachchh, Survey No. 496, 499, 485/2, 485/3 and 485/4 for Rs. 11,18,750.00

THIS DEED OF SALE made on this 24th day of DECEMBER 2003

IN FAVOUR OF

MAN INDUSTRIES (INDIA) LIMITED

having its Head Office at Man House, 15, PU-3,
Scheme No. 54, A.B. Road, Indore - 452 008
Through its authorized signatory and General Manager (Plant)
Mr. K. R. Patidar

PAN NO. -AAA CM - 2675 - G

[....3/-]



અનુ. નં. ૧૭(-૧/) તારાખ - 9 DEC 2003

અરીદનારનું નામ: man Industries (I) Ltd.
કડાણં: Indore

રેડમ્ય કામળની કિંમત: ૨૫૦૦૦૧ – મિલ્યા ખરીદનારની સહી / અંગુકાની છાપ:
પહેલા અંદ્રેશ કી.)

રેડમ્ય વેન્ડર. અંજાર

03DD 102162

[3]

hereinafter referred to as "THE PURCHASER" of the FIRST PART. (which expression shall unless it be repugnant to the context or meaning thereof shall include its administrators, successors and assigns)

BY

JADEJA PRAVINSINH RANUBHA

an Adult, Indian inhabitant, Hindu, Agriculturist, Residing at Village Moti Khedoi, Taluka Anjar - Kachchh.

hereinafter referred to as "THE VENDOR" of the SECOND PART. (which expression shall unless it be repugnant to the context of meaning thereof shall include his heirs, legal representatives, assigns etc.)

[...4/-]





willenization: man Industries (I) Ltd.

03DD 102161

6. 4114 5° 01

ESILJ: Indore

ખરીદનારની સહી / અંગુઠાની છાપ-

انعير عندود در.

(पंडया यंद्रेश डी.) रटेम्प पेन्डर, अंश्वर

[4]

WHEREAS:

- A. An agricultural fields well and sufficiently described in the schedule hereinafter appearing were Inam land and were governed by the provisions of the Bombay Inams (Kutch Area) Abolition Act, 1958. (hereinafter referred to as "Said Act" for sake of brevity and convenience)
- B. The then State government of Bombay, in public interest to abolish certain Inams in Kutch area has enacted the said Act.
- C As per provisions of Sec. 4 of the said act, all Inams and subinams were abolished from the appointed date i.e. 31st December, 1958.



અનુ. નં. ૧૭૯-૭૧૪ તારીમ - 9 DEC 2003

અર્શા કાર્યું નામ: Man Industries (I) Ltd.
કેડાયું: Indore વિભાગ અર્શા કાર્યું નામ: સ્વર્ગ્ગા - વિભાગ અર્શા નાર્યું નામ: સ્વર્ગ્ગા - વિભાગ અર્શા નાર્યું નામ: સ્વર્ગ્ગા - વિભાગ અર્શા નાર્યું નામ: સ્વર્ગ્ગા - 9 DEC 2003 (દાંડ્યા રાંદ્રેશ કી.) ૧૯૩૫ વેન્ડર. અંજર

03DD 102160

[5]

Notwithstanding anything in any usage, custom, settlement, grant, agreement, sanad or in any decree or order of the court or in any law for the time being applicable to any Inam in the Kutch.

D. Section 7 of the said act provides for the conferment of occupancy rights in respect of Inam lands to which Sec. 6 does not apply. According to said Section, if such Inam land is in possession of Butedar, Ret Butedar or any other person holding it as a tenant, such Butedar, Ret Butedar or other person shall be primarily liable to the State Government for payment of land revenue in respect of land and entitled to all rights and shall be liable to all obligations in respect thereof as an occupant under the Bombay Land Revenue Code and Rules made thereunder. And such person is liable to pay occupancy price as directed under said section and occupancy conferred upon him is transferrable and heritable.

[....6/-]



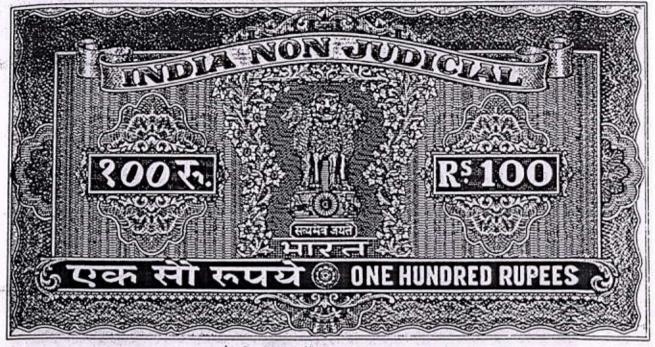
અલું. નં. ૧૧૯-૧૯ તારીખંટ 9 DEC 2003 ખરીદનારનું નામ: mem Endus tries (I) Ltd. કેડાયું: Endore વિદ્યા મંદ્રા કાગળની કિંમત: ૧૦૦૦ – મિલ્મ્યું ખરીદનારની સહી / અંગુઠાની છાપ. પંડય. યાંદ્રેશ કી

e. 4(E4 2)4

(લંક્સા ચંદ્રેશ કી.) સ્ટેમ્પ વેશ્કર, અંજાર

[6]

[1] So far as Old Survey No. 573 (new 496) is concerned, the entries No. 69 and 467 of Village Form No. 6, Record of Right recites that, said field was originally belonged to Jadeja Gagubha Kalyansinhji who had mortgaged the same to Govind Devji Patidar. Said Jadeja Gagubha Kalyansinhji was Inamdar of the said land, as such on transaction of mortgage in favour of Govind Devji Patidar, said Govind Devji Patidar stepped in shoes of Inamdar and became occupant U/s. 7(1)(a) of the said act as per provisions of the Bombay land Revenue Code and Rules made thereunder and said field seems to be cultivated by Govind Devji Patidar as Inamdar, as such he became occupant under the code, therefore, on introduction of very first record of right, entry No. 69 seems to have duly entered into and certified under the provisions of the Bombay Land Revenue Code and Rules made thereunder.



अनु. मं. 9009 19 तारीय - 9 DEC 2003 अरीहनारनुं नाम: man Findustries (I) Ltd

E. 41 (4 2)4

કેડાયું: Indore સ્ટેડ્ય કાંગળની કિંમત: ૧૦૦ (-ખરીદનારની રાહી / અંગુઠાની છાપ. પંદ્રાથા 21 દેશ. ડી

(પાંકરા) ચંદ્રેશ કી.) સ્ટેમ્પ વેન્કર, અંજાર

[7]

- [a] Thereafter, original Inamdar who had mortgaged the same had redeemed the said mortgage from said Patidar Govind Devji, as such he acquired full and absolute rights with transferrable and heritable rights in respect of said field.
- [b] Upon application of new survey settlement to this area, Village Form No. 6, Record of Right was prepared and promulgated under the provisions of the Bombay Land Revenue Code and rules made thereunder. Vide entry No. 276 of Village Form No. 6, Record of Right, Rights of the Jadeja Pravinsinh Ranubha acknowledged as an occupant with old tenure i.e. heritable & transferrable rights.



अनु. नं. ७७१८ वारीमं- 9 DEC 2003 अरिहनारनं नाम: Man Industries (I) Ltd.

d. 4(E4 2) 4

हेडाणुं: 1 ndore १८१५ डागणनी डिमत: १००१ - सुक्रा एडीहनारनी सरी / अंगुडानी छाप:

्रेंट्स, टांट्रेंट, डी. (पंड्या यंद्रेश डी.) १८१५ वेन्डर, अंशर

[8]

[II] So far as old survey No. 575 corresponding new survey No. 499 is concerned, in respect of said field name of Anjar Lohana Dariyasthan is shown as a owner-Inamdar of the field while name of cultivator is shown of Patidar Devram Premji.

[a] Upon application of first survey settlement to this area, vide entry No. 10 in Village Form No. 6, Record of Right, the name of Shri Anjar Lohana Dariyasthan is shown as an occupant U/s. 7(1)(a) of the said act.

[b] Upon application of new survey settlement to this area, Village Form No. 6, Record of Right was prepared and promulgated under the provisions of the Bombay Land Revenue Code and rules made thereunder. Vide entry No. 176 of Village Form No. 6, Record of Right,

[...9/-]



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will called in an Industries (I) Ltd. र निहन के के हार्युः शिम्पेक्टर कि. विकास के कि. वि. विकास के कि. विकास क

[9]

Rights of the Patidar Devram Premji were acknowledged as a tenant with old tenure i.e. heritable & transferrable rights. However, in Village form No. 7 & 12 in column of other rights, it has been mentioned that, said Patidar Devram Premji has purchased the said field from the Anjar Lohana Dariyasthan. Whichever case may be, if the Lohana Dariyasthan being a Inamdar in respect of the said field, cultivating land personally, as such it may become occupant under the code with heritable and transferrable rights, as such it can very well transfer its such rights to Patidar Devram Premji or in alternatively if, as per entry No. 176, Village Form No. 6, Record of Right, on appointed date, Patidar Devram Premji cultivates the land personally as a tenant, he may become the occupant with transferable & heritable rights, as such by any mode Patidar Devram Premji can be said to be owner of the land with heritable and transferrable rights.



[c] On sad demise of said Patidar Devram Premji, vide entry No. 2025 in Village Form No. 6, Record of Right, name of his wife Hirbai and 3 daughters viz. Shushilaben, Parulben and Sagunaben have been duly entered into and certified under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

[d] Again thereafter, said heirs and legal representatives of deceased Patidar Devram Premji, through their constituted power of attorney holder Raja Somji Chhabhaia have fully and absolutely conveyed to Pravinsinh Ranubha vide registered deed of sale dated 08.05.2001, registered before the Sub-Registrar, in book No. 1, at serial No. 575 on same day. I've verified the xerox copy of power of attorney in favour of Raja Somji, said power duly contains term regarding authority to sell and to admit execution thereof. Said power is notarized before the Notary Public. Moreover, the heirs & legal representatives of deceased Patidar Devram Premji have jointly executed a the Affidavit dated 15.04.2001, According to it executants of the said deed are only legal heirs and representatives and none else beside them have any right in respect of the said field.

[e] Pursuant to it name of said purchaser Pravinsinh Ranubha has been duly entered into and mutated vide entry No. 2026 in Village Form No. 6, Record of Right.

[....11/-]

[III] So far as old survey No. 568, 579 and 743 corresponding new survey No. 485/2, 485/3 and 485/4 is concerned, name of Prabhatsang Narsangji is shown as Inamdar. As he may himself cultivating the same personally he has been declared as an occupant U/s. 7(1)(a) of the said act and thereby is declared as an occupant with transferrable and heritable rights vide entry No. 150 in Village Form No. 6, Record of Right. Said entry has been duly entered into very first time upon application of Bombay Land Revenue Code and rules made thereunder to this area.

- [a] Upon application of new survey settlement to this area, Village Form No. 6, Record of Right was prepared and promulgated under the provisions of the Bombay Land Revenue Code and rules made thereunder. Vide entry No. 148 of Village Form No. 6, Record of Right, Jadeja Jasubha S/o. Prabhatsang Narsangji was described as an occupant as per section 7(1) of the said Act with the old tenure i.e. heritable & transferrable rights.
- [b] Thereafter, said Jasubha Prabhatsang had transferred his absolute rights in favour of Pravinsinh Ranubha Jadeja vide registered deed of sale dated 08.05.2001, registered before the sub-registrar, Anjar in book No. 1 at serial No. 592 on 10.05.2001, in respect of all these three survey numbers and pursuant to it an entry No. 2027 in Village Form No. 6, Record of Right has been duly entered into and certified.
- [c] In view of above, Jadeja Pravinsinh Ranubha is holding transferrable, heritable and marketable rights in respect of said fields.
- E. That the purchaser is the company incorporated under the Indian Companies Act, 1956, and is engaged in business of manufacturing of saw pipes and other types of pipes. Said company is setting up its industrial project for the manufacturing of saw pipe, coating division and also for other purpose. By virtue of section 89-A of The Bombay Tenancy and Agricultural Lands (Vidarbh region and Kutch area) Act, 1958, purchaser is entitled to purchase the agricultural field for the said purpose as the land is not situated within the Urban Agglomeration as defined in Clause (n) of Sec. 2 of The Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976). Moreover, area of the field referred in schedule is below 10 hectors.

- F. The Vendor has agreed to sell the said agricultural fields referred in schedule to the purchaser at price of Rs. 11,18,750.00 Rupees Eleven Lacs Eighteen Thousand Seven Hundred Fifty Only.
- G. The Purchaser has got published a Public Notice in Daily News Paper Kutchmitra, dated 21.11.2003, for inviting any claim, objection, right, easement, if any, in, over or upon said fields. No one has come forward to lodge his any objection or to claim his alleged right, title or interest in respect of said field uptill now.
- H. The Purchaser has requested to the Vendor to execute these presents which they have agreed to do.

NOW THIS DEED WITNESSETH THAT pursuant to said agreement and in consideration as described below the Vendor doth hereby absolutely convey and transfer by way of sale unto the Purchaser all that piece of land situated at Village Moti Khedoi in Registration Sub-District and Taluka Anjar of District and Registration District Kachchh and more particularly described in the schedule hereunder written together with all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other premises or any part thereof belonging or anywise appertaining thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said piece of land and other the premises hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the Purchaser absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the government or to any other public or local authority in respect thereof.

AND THE VENDOR doth hereby covenant with the purchaser that,

 The Vendor now has in himself good right, full power and absolute authority to convey and transfer by way of absolute sale and said piece of land and other premises hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

- 2. The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for his own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Vendor or his heirs or any of them or by any person or persons claiming or to claim from under or in trust for him or any of them.
- 3. The Purchaser shall hold the said land and premises free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned and suffered by the Vendor or by an y other person or persons claiming or to claim by from, under or in trust for him.
- 4. The Vendor and all persons having or claiming any estate, right, title or interest in the said land and premises hereby conveyed or any part thereof by from, under or in trust for the Vendor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in law whatsoever of the better and more particularly and absolutely granting the said land and premises and every part thereof hereby conveyed unto and to the use of the purchaser in the manner aforesaid as the Purchaser, its administrators, successors, executors and assigns shall be reasonably required.
- 5. The Vendor will take all effective steps to get the land being conveyed by these present to be mutated in the name of Purchaser and will appear, apply, confess, sign, declare etc., before all or any authority for the said purpose.

AND THE PURCHASER hereby covenant with the Vendor that,

- 1. It will make necessary application, if any, requires to be made, to the State Govt. or any officer in its behalf for obtaining permiss ion retrospectively to purchase this land under the provisions of the Bombay Tenancy and Agricultural lands (Vidharbh region and Kachchh area) Act, 1958 and rules made there under, the purchaser company, shall bear all costs and incidental expenses for the same and shall not claim any amount form the Vendors.
- That the Vendor has handed over the actual possession of the land described in the schedule alongwith certified copies of reven ue records and original Power of Attorney pertaining to the said property to the Purchaser.

The Vendor has received the amount of consideration as follows and admits the receipt thereof.

Rs. 1,10,000.00 Cash as on agreement to sale.

Rs. 9,00,000.00 By way of D.D. No. 053806 dated 06.12.2003 of Bank of Baroda, payable at Khedoi Branch in favour vendor.

Rs. 1,08,750.00 By way of D.D. No. 053807 dated 06.12.2003 of Bank of Baroda, payable at Khedoi Branch in favour vendor.

Rs. 11,18,750.00 Rupees Eleven Lacs Eighteen Thousand Seven Hundred Fifty Only.

THE SCHEDULE ABOVE REFERRED TO (Description of the property)

[I] An agricultural field bearing old survey No. 573, area admeasuring about Acre 8-00 Gunthas, known as "Dohiyun" corrosponding new survey No. 496 area admeasuring about Acre 5-06 Gunthas situated at Village Moti Khedoi, Taluka and Registration Sub-District Anjar of Registration District and District Kachchh in the state of Gujarat. Boundries of same are as under:

[15]

On or towards East

Field bearing survey No. 497

On or towards West

Field bearing survey No. 495 Fields bearing survey No. 499

On or towards North On or towards South

Fields bearing survey No. 486 & 485/1

AND

[II] An agricultural field bearing old survey No. 575, area admeasuring about Acre 8-00 Gunthas, known as "Dagumavalo Bandho" corrosponding new survey No. 499 area admeasuring about Acre 11-00 Gunthas situated at Village Moti Khedoi, Taluka and Registration Sub-District Anjar of Registration District and District Kachchh in the state of Gujarat. Boundries of same are as under:

On or towards East

Road

On or towards West

Field bearing survey No. 495

On or towards North

Fields bearing survey No. 500, 502/2 &

503/2

On or towards South

Fields bearing survey No. 496, 497 &

498

AND

[III] An agricultural field bearing old survey Nos. 568 area admeasuring Acre 4-00 Gunthas, 579 area admeasuring acre 4-00 Gunthas and 743 area admeasuring about Acre 6-00 Gunthas corrosponding respectively new survey No. 485/2 area admeasuring about Acre 2-08 Gunthas, 485/3 area admeasuring about Acre 2-02 Gunthas and 485/4 area admeasuring about Acre 1-39 Gunthas known as "Khariyan" situated at Village Moti Khedoi, Taluka and Registration Sub-District Anjar of Registration District and District Kachchh in the state of Gujarat. Joint boundries of same are as under:

On or towards East On or towards West Field bearing survey No. 485/5. Field bearing survey No. 485/1

On or towards North On or towards South

Fields bearing survey No. 497 & 498 Fields bearing survey No. 484 and

waste land.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET AND SUBSCRIBED THEIR HANDS SIGNATURE ON THE DAY FIRST HEREINABOVE WRITTEN AT ANJAR.

Signed and Delivered by the within named Vendor Jadeja Pravinsinh Ranubha

Signed and Delivered by the within named Purchaser Man Industries (India) Ltd., through its authorized signatory and General Manager (Plant) Shri K. R. Patidar.

in the presence of

Witnesses

on fail and

Form Noti) is produced

2 4 DEC 2003

2-4

Sub Registrar - Anjar

mentioned

PAN No. of Purchaser Moderation is document is verified and vendor's decluration in form No. Go is obtained

24-12-03

2

Sub Registrar - Anjar

No 5477

Dt. 24 - Dec. 2003

12-3

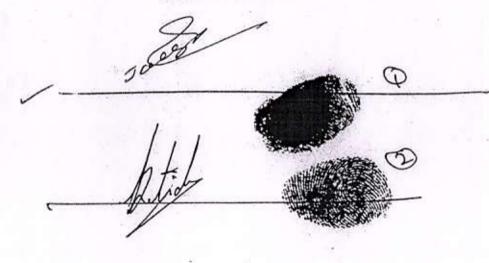
C.D. Mrsodo

Sub Registrar - Anjar

Pravin sinh Ranghha Jadeja Pravin sinh Ranghha Moti- Khedoi Adult, Farming - Moti- Khedoi

Purchaser MAN Industries (India) Ltd. Indore
through its authorized signatory
Through its authorized Service - Indore
Mr. K. R. Patiolar - Adult. Service - Indore

Executing Party admits execution



@ Kishor bhai Khafaybhai Thacker

Bine sy chandry Anjour
Bond-writer-

state that they personally know the above executant and identify him

Jais mil

- Charles

2.4 DEC 2003

2