

SALE DEED

MC 20
24 DEC 2003

IN RESPECT OF

DEED OF SALE in respect of Agricultural land situated
in sim of village Moti Khedoi, Taluka Anjar Kachchh,
Survey No. 497 and Survey No. 498 for
RS. 4,96,250.00

EXECUTED BY

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

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

EXECUTED ON

24th December, 2003

AT ANJAR - KACHCHH

Drafted By

Mr. Shirishchandra D. Chhaya

B.A., LL.B., Advocate,

H-26, Jain Colony,

New Anjar, Anjar - Kachchh.

Ph. [02836] 42698, 43388



अनु. नं. १७८७१९ तारीख - 9 DEC 2003
 परीक्षारतनुं नाम : Man Industries (I) Ltd.
 ठेकाणुं : Indore
 ररेप कागलनी किमत : २५०००/- *हॉम*
 परीक्षारतनी सही / अंगुठानी छाप :
 चिंटा चंदेश डी.
 (पंडया चंदेश डी.)
 ररेप वेन्डर, अंजर

03DD 102165

<p> Serial No. 5820 presented at the office of the Sub-Registrar of ANJAL between the hours of 3 and 4 on 24 DEC 2003 Man Industries (I) Ltd. <i>K.R. Patidar</i> Authorised Signatory K.R. Patidar <i>[Signature]</i> Sub Registrar - Anjal </p>	<p> R.No. 2465169 Rs. Ps Received fees for Registration 7530 = Photography 130 = Side (13) Postage Total 7660 = ✓ </p> <p> <i>[Signature]</i> 24-12 Sub Registrar - Anjal </p> <p> DEED OF SALE in respect of Agricultural land situated in sim of Village </p>



अनु. नं. १७८७।२ तारीख = 9 DEC 2003

03DD J02108

परीदनारंजनाम : Man Industries (I) Ltd.

ठेकाणु : Indore

स्टेम्प सांगणनी किमत : २५०००/-

परीदनारंजी सही / अंगुठानी छाप :

रंडया चंद्रेश डी.

(पंडया चंद्रेश डी.)

स्टेम्प पेन्स, अंजार

f. तहल वॉन

[2]

Moti Khedoi, Taluka Anjar Kachchh, Survey No. 497 and Survey No. 498
for Rs. 4,96,250.00

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

[.....3/-]





अनु. नं. ९९६७१३ तारीख - 9 DEC 2003

परीदनारजु नाम: Man Industries (I) Ltd.

ठेडालु: Indore

स्टेडप डलगनी डलत: २००० - १०००

परीदनारनी सही / अंगुडानी छाप

सलडु. सलडु. डी.

(सलडुसा सलडुसा डी.)

स्टेडप वेडर, अंगर



[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 BAHADURSINH RANUBHA

JADEJA RANUBHA GAGUBHA

both Adults, Indian inhabitants, Hindus, Agriculturists,
Residing at Village Moti Khedoi, Taluka Anjar - Kachchh.

hereinafter referred to as " THE VENDORS" 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/-]



क्र. नं. १९६-७१२ तारीख - 9 DEC 2003

परिद्वारजु नाम: Man Industries (I) Ltd

ठेस जु: Indore

संस्थ सांगणी किमत: २००१ -

परिद्वारनी राही / अंगुठानी छाप

सिद्ध २०१२ डी.

(मंडरा चंद्रेश डी.)

रज्य पेन्डर, अंज

१२/१२/०३

[4]

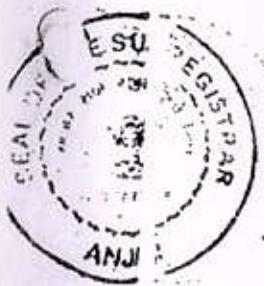
WHEREAS :

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. On perusal of the revenue records produced before me one Tapubha Juzharsinh was Inamdar within the meaning of section 2(x) of the said Act.

C. The then State government of Bombay, in public interest to abolish certain Inams in Kutch area has enacted the said Act.

[.....5/-]





अनु. नं. १७८७१७ तारीख - 9 DEC 2003

र. २६-१००९

परीद्वारनाम : Man Industries (I) Ltd.

ठेकापुं : Indore

रंगप कागजनी किमत : २००१ - *१५००*

परीद्वारनी सही / अंगुठानी छाप :

पंडरा संदेश डी.

(पंडरा संदेश डी.)

रंगप पेन्डर, अंजार



[5]

D. As per provisions of Sec. 4 of the said act, all Inams and sub-inams were abolished from the appointed date i.e. 31st December, 1958. 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.

E. 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

[.....6/-]

[9]

thereof by from, under or in trust for the Vendors or their 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 Vendors 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 Vendors 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 permission 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 from the Vendors.

2. That the Vendors have handed over the actual possession of the land described in the schedule alongwith certified copies of revenue records pertaining to the said property to the Purchaser.

The Vendors have received the amount of consideration as follows and admits the receipt thereof.

Rs. 50,000.00 Cash at the time of agreement.
Rs. 2,00,000.00 By way of D.D. No. 1053805 dated 06.12.2003 of Bank of Baroda payable at Khedoi Branch in favour vendor.
Rs. 2,46,250.00 ~~Cash~~ By way of D.D. No: 053874 dt. 11-12-03 of Bank of Baroda Payable at Khedoi in favour of vendor
Rs. 4,96,250.00 Rupees Four Lacs Ninety Six Thousand Two Hundred Fifty Only. [.....10/-]



*6/11/03
G.M.*

[10]

THE SCHEDULE ABOVE REFERRED TO
(Description of the property)

[A] An agricultural field bearing old survey No. 571, area admeasuring about Acre 4-00 Gunthas, known as "Doniyun" corresponding new survey No. 498 area admeasuring about Acre 4-16 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 and thereafter field bearing survey No. 472.
On or towards West : Field bearing survey No. 497
On or towards North : Field bearing survey No. 499
On or towards South : Fields bearing survey No. 485/3, 485/4 and 485/5.

AND

[B] An agricultural field bearing old survey No. 572, known as "Doniyun" corresponding new survey No. 497 area admeasuring about Acre 5-21 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 and thereafter field bearing survey No. 498.
On or towards West : Field bearing survey No. 496
On or towards North : Field bearing survey No. 499
On or towards South : Fields bearing survey No. 485/1 and 485/2.

[.....11/-]



[11]

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 Bahadursinh Ranubha
Jadeja Ranubha Gagubha

)
) *Gadgaonkar Mil. 05/01/07*
) *Jadeja Bahadursinh Ranubha*
) *Jadeja Ranubha Gagubha*

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

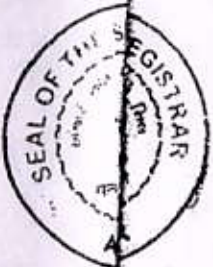
)
)
) *K. R. Patidar*
)
)

in the presence of

Witnesses

(1) *05/01/07*

(2) *[Signature]*



Vendors

- ① Bahadursinh Ranubha Tadeja
 - ② Ranubha Gagubha Tadeja
- both - Adult, Farming of moti Khedoi

③ Purchaser → MAN Industries (India) Ltd, Indore - through its authorised Signatory - Mr. K. R. Patidar Adult - Service - Indore

Executing Party
admits execution



① गणेशचंद्रा दी. चव्हाण

अज्ञान अज्ञान अज्ञान



②

③ Patidar

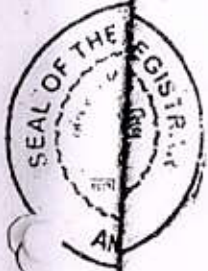
Dinesh chandra D. Chhaya
Bohd - Writer - Anjar

KNOWN to the Sub-Registrar,
state that he personally knows
him and identifies him.

Dineshchandra

2.4 DEC 2003

Sub Registrar - Anjar



Form No (1) is Produced

24 DEC 2003

Sub Registrar - Anjar



Registered at
No 5820 of
Book No. I

24 DEC 2003

(Darda J.J.)

Sub Registrar - Anjar

