

SALE DEED

WCS
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. 495 for Rs. 4,42,500.00*

EXECUTED BY

(1) JADEJA PRAVINSINH RANUBHA
himself and as a Power of Attorney holder of
(2) Jadeja Bairajba Fatehsang
(3) Jadeja Sukhdevsinh Fatehsang
(4) Jadeja Bharatsinh Fatehsang
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. ९९८४१९ तारीख २९ DEC 2003
 परीक्षणारंजनाम : Man Industries (I) Ltd.
 ठेकायुं : Indore
 रटेप डागळनी किमत : २५००० - *हैम*
 परीक्षणारनी सही / अंगुठानी छाप :
 सिद्धा सिद्धेश डी.

03DD 102167

स. सिद्धेश डी.

(सिद्धेश चंद्रेश डी.)
 रटेप वेअर, अंजार

<p>Serial No. 5816</p> <p>presented at the office of the Sub-Registrar of ANJAR between the hours of 1 and 2 on 24 DEC 2003</p> <p>Man Industries (I) Ltd. <i>K.R. Patidar</i> Authorised Signatory K.R. Patidar 24-12 Sub Registrar - Anjar</p>	<p>R.No. 2465165</p> <table border="0"> <tr> <td>Received fees for</td> <td>Rs. Ps</td> </tr> <tr> <td>Registration</td> <td>6720 =</td> </tr> <tr> <td>Photography</td> <td>140 =</td> </tr> <tr> <td>Side (14)</td> <td>/</td> </tr> <tr> <td>Postage</td> <td>/</td> </tr> <tr> <td>Total</td> <td>6860 =</td> </tr> </table> <p><i>(Durdar J-J)</i> 24-12 Sub Registrar - Anjar</p>	Received fees for	Rs. Ps	Registration	6720 =	Photography	140 =	Side (14)	/	Postage	/	Total	6860 =
Received fees for	Rs. Ps												
Registration	6720 =												
Photography	140 =												
Side (14)	/												
Postage	/												
Total	6860 =												

DEED OF SALE in respect of Agricultural land situated in sim of Village

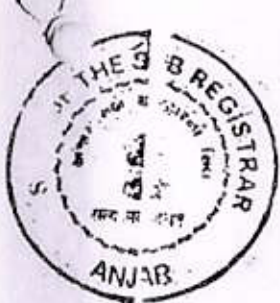
[.....2/-]



अनु. नं. ९९७१२ तारीख = 9 DEC 2003
 परीक्षारतुं नाम: Man Industries (I) Ltd.
 ठेका: Indore
 रकम सांगणनी किमत: २००००/- *Gain*
 परीक्षारतुनी सही / अंगुठानी छाप
 सिद्धा सिद्धे. डी.
 (सिद्धा सिद्धे. डी.)
 रकम वे. ०५२. अंजण

01CC 976967

१. ७६७ ०६७



	[2]
Moti Khedoi, Taluka Anjar Kachchh, Survey No. 495 for Rs. 4,42,500.00	
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. - AAAC M-2675-G	
[.....3/-]	



अनु. नं. ११८७१३ तारीख - 9 DEC 2003

परीटनारनुं नाम: Mam Industries (I) Ltd.

ठेसाणुं: Indore

रटेअप डागणनी किमत: १०००० - *Gain*

परीटनारनी सही / अंगुठानी छाप -

सु. २००००० डी.

(पंडया यंदेश डी.)

रटेअप वे०००००, अंजार



	[3]
<p>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)</p> <p style="text-align: center;">BY</p> <p style="text-align: center;">(1) JADEJA PRAVINSINH RANUBHA himself and as a Power of Attorney holder of (2) Jadeja Bairajba Fatehsang (3) Jadeja Sukhdevsinh Fatehsang (4) Jadeja Bharatsinh Fatehsang an Adult, Indian inhabitant, Hindu, Agriculturist, Residing at Village Moti Khedoi, Taluka Anjar - Kachchh.</p> <p style="text-align: right;">[.....4/-]</p>	

1000Rs.



अनु. नं. ९८४१२ तारीख - ९ DEC २००३
परीदनारजुं नाम: Man Industries (I) Ltd. र. २/६-१ पैरा
हेड्यालुं: Indore
रेगुप डागलनी किमत: २०००१ - १००००
परीदनारनी सही / अंगुठानी छाप:
वि.स. चिह्न - डी.
(पंड्या चिह्न डी.)
रेगुप वेन्डर, अंजल

[4]

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.)

WHEREAS :

A. An agricultural field well and sufficiently described in the schedule hereinafter appearing was 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.

[.....5/-]



1000Rs.



अनु. नं. २९६४१४ तारीख- 9 DEC 2003

परिदलारनुं नाम: Man Industries (I) Ltd.

हेडालुं: Indore

रुपय कागलनी किमत: २०००/-

परिदलारनी सही / अंगुठानी छाप

पंडल. २०६२. ६१.

(पंडलया चंदेश डी.)

२२२५ पेठर, अंगार

१. २/६-५६०



[5]

C 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.

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

[.....6/-]



अनु. नं. १०८४१५ तारीख = 9 DEC 2007
 परीदलारनुं नाम: Man Industries (I) Ltd.
 ठेकाणुं: Indore
 ररेभ डागलनी किमत: १०००/-
 परीदलारनी सही / अंगुठानी छाप

५. २/६-१०

पंडरा चंद्रेश डी.
 (पंडरा चंद्रेश डी.)
 ररेभ वेन्डर, अंगार



[6]

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.

E. That the right in respect of said field, U/s. 7(1)(a) of the said act were acknowledged jointly of Gagjibha Kalyansang and Fatehsang Abhesang vide entry No. 74 in Village Form No. 6, Record of Right. Said entry was prepared very first time after the application of Bombay Land Revenue Code to this area and thereby they became occupant U/s. 7(1)(a) of the said act as per provisions of the Bombay land Revenue Code and Rules made thereunder.

F. Upon application of new survey settlement to this area, Village Form No. 6, Record of Right was prepared and promulgated under the

[.....7/-]



अनु. नं. ४७८७१९ तारीख 9 DEC 2003

परीदनारजुं नाम: Mm Indwines (I) Ltd.

ठेडाणुं: Indore *Indore*

रुपेय डागणनी किमत: ५०००

परीदनारणी सही / अंगुठानी छाप:

पं. २/१२-१
पं. २/१२-१

(पांडया संदेश की.)

रुपेय वेन्डर, अंभार

[7]

provisions of the Bombay Land Revenue Code and rules made thereunder. Vide entry No. 279 of Village Form No. 6, Record of Right, Joint Rights of the Jadeja Fatehsang Abhesang and Pravinsinh Ranubha were acknowledged as an occupants with old tenure i.e. heritable & transferrable rights.

G. Thereafter on sad demise of Fatehsang Abhesang Jadeja names of his heirs and legal representatives viz. his widow Bairajba, his sons Sukhdevsinh and Bharatsinh was duly entered into in revenue records. However, said entry is yet to be certified.

H. 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

[.....8/-]





सं. नं. ९७८-४८८ तारीख - 9 DEC 2003

परीदनारंजनाम: Mam Industries (I) Ltd.

ठेसाळुं: Indore

र. तेलंग जेठ

रहेप कागजनी किमत: २५०० - *५५००*

परीदनारनी सही / अंगुठानी छाप

सिद्धा चंद्रेश डी.

(सिद्धा चंद्रेश डी.)

रहेप वेन्डर, अंजळ



[8]

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 (Vidarbha 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 hectares.

1. The Vendors have agreed to sell the said agricultural fields referred in schedule to the purchaser at price of Rs. 4,42,500.00. Rupees Four Lacs Forty Two Thousand Five Hundred Only

[.....9/-]

[9]

J. 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.

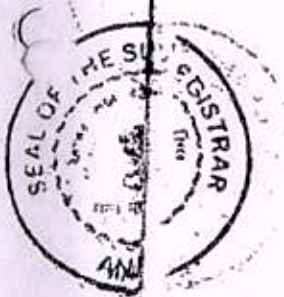
K. The Purchaser has requested to the Vendors to execute these presents which they have agreed to do.

NOW THIS DEED WITNESSETH THAT pursuant to said agreement and in consideration as described below the Vendors 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 Vendors 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 VENDORS doth hereby covenant with the purchaser that,

1. The Vendors now have in themselves 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

[.....10/-]



[10]

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 Vendors or their heirs or any of them or by any person or persons claiming or to claim from under or in trust for them 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 Vendors or by any other person or persons claiming or to claim by from, under or in trust for them.

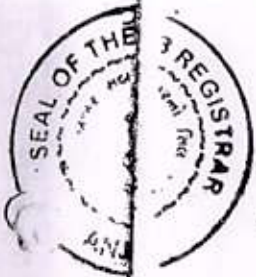
4. The Vendors and all persons having or claiming any estate, right, title or interest in the said land and premises hereby conveyed or any part thereof by from, under or in trust for the Vendors or their heirs, executors, administrators and assigns or any of them shall and will from time to time and 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

[.....11/-]



[11]

retrospectively to purchase this land under the provisions of the Bom bay 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 Vendor has received the amount of consideration as follows and admits the receipt thereof.

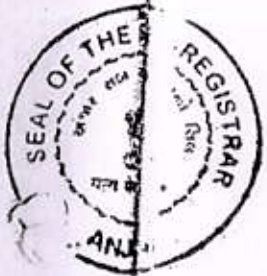
- Rs. 40,000.00 Cash at the time of agreement.
Rs. 4,02,500.00 By way of D.D. No. 053802 dated 06.12.2003 of Bank of Baroda, payable at Khedoi Branch in favour vendor.
Rs. 4,42,500.00 Rupees Four Lacs Forty Two Thousand Five Hundred Only.

THE SCHEDULE ABOVE REFERRED TO
(Description of the property)

An agricultural field bearing old survey No. 574, area admeasuring about Acre 8-00 Gunthas, known as "Patdi" corosponding new survey No. 495 area admeasuring about Acre 8-34 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 : Fields bearing survey Nos. 496, 499 & 500
On or towards West : Fields bearing survey Nos. 487/1, 492, 493 & 494.
On or towards North : Fields bearing survey Nos. 494 & 500
On or towards South : Field bearing survey No. 486

[.....12/-]



[12]

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 himself)
and as a GPA holder of)
Jadeja Bairajba Fatehsinh)
Jadeja Sukhdevsinh Fatehsinh)
Jadeja Bharatsinh Fatehsinh)

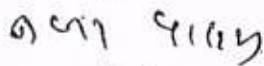


Signed and Delivered by the)
within named Purchaser)
Man Industries (India) Ltd.,)
through its authorized signatory and)
General Manager (Plant))
Shri K. R. Patidar.)



in the presence of

Witnesses

(1) 

(2) 



① Vendor -

① Pravin Singh Ranubha Jadeja
himself and as a Power of Attorney
holder of ② Jadeja Bairajba Fatehsamy

③ Jadeja Sukheersinh Fatehsamy

④ Jadeja Bharatsinh Fatehsamy
Adult, Farming - of Moti Khedoi

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

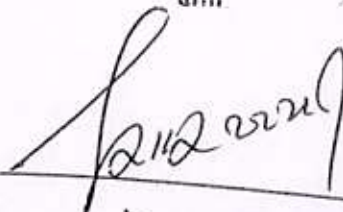
Executing Party
admits execution



① Kishorbai Khatabhai Thacker
Estate - Brokers - Anjar

② Dinesh chandru D. Chhaya - Bond-writer - Anjar

state that they personally know
the above executant and identify
him.



Dinesh chandru

24 DEC 2003



Sub Registrar - Anjar



Form No (i) is produced

24 DEC 2003 *[Signature]*

Sub Registrar - Anjar



Registered at
No 5816 of
Book No I

24 DEC 2003

[Signature]
(Darden J.J.)

Sub Registrar - Anjar

