



00BB 990051

Serial No || 20/97
 Presented at the Office of the
 Sub-Registrar of DAMAN
 between the hours of 12-30 P.M
 and 1:30 P.M on 12-8-1997

Received fees for:	Rupees
Registration	1555 —
Copying (Folios)	33 —
Copying endorsements	2 —
Postage.....	—
Total Rs.:-	1590 —

R. Agnew

W. A. H. T.
 SUB REGISTRAR
 DAMAN.

W. A. H. T.
 SUB REGISTRAR
 DAMAN.

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on the 12th day of the month of August in the Christian Year One Thousand Nine Hundred & Ninety Seven (12/08/1997) BETWEEN (1) SUPREME COMPANY LIMITED,

8 AUG 1997

9708

Place of Vendor D. M. N. I. N. Y. D. M. N. Y. D. M. N. Y.

Value of Stamp Paper Rs. Fifteen thousand

Name of The Purchaser Sharp Metal Overseas

Residing at Daman Son of

Agent Purpose Sale Deed

Name of parties to the transaction Sought

M/s. Supreme Company Ltd

As There is no Single Stamp Paper For the Value of Rs. 18400/-

Additional Stamp Paper for the Completion of the Value is Attached here with

Rates

Rates

a limited company, incorporated under the Companies Act 1956, with its Registered Office at Pragati Shopping Centre, Nani Daman : 396 210, represented herein by its Director SHRI KHAN MOHAMMED ASLAM ABDUL AZIZ, Married, Aged 42 years, businessman, son of Shri Abdul Aziz Khan, Indian National, residing at "Meher Villa", Kathiria, Nani Daman, hereinafter referred to as "THE VENDORS" (which expression unless the context does not so admit, include their survivors, heirs, successors, executors, administrators and permitted assigns) OF THE ONE PART.

AND (2) M/S. SHARP METAL OVERSEAS, a Partnership firm, representated herein by its





Partner S.K. AGARWAL H.U.F. through its Karta SHRI SURENDRA KUMAR AGARWAL, aged 49 years, son of Shri Girdharilal Agarwal, Indian National, occupation business, residing at 183, Kika Street, 3rd floor, MUMBAI - 400 004, hereinafter referred to as "THE PURCHASERS" (which expression shall be deemed to include the Partner or Partners for the time being of the said firm, the survivor or survivors of them, their heirs, executors and administrators of such survivor or survivors and his or their assigns or successors in business of the said firm) OF THE OTHER PART.



agriculture to non-agricultural use for industrial purpose vide N.A. Sanad Order No.2/144/95-LND/6231 dated 8.11.96 & No.2/138/95-LND/6230 dated 8.11.96 issued by the Collector, Daman.

AND WHEREAS the Nazarana as prescribed under Rule 2 (ii) of the Daman (APV) Rules, 1969 under Goa, Daman & Diu Land Revenue Code, 1968 has already paid by the Vendors vide Challan Nos.57/96 & 59/96 issued by the Mamlatdar, Daman pursuant to the Sale Permission order of the Collector of

8 AUG 1997

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Name of Stamp Paper... Supra One thousand rupees
 Name of The Purchaser... Sharp Metal Overseas.
 Residing at... Daman Son of...
 Agent... Purpose... Sale Deed
 Name of parties to the transaction Sought...
M/s. Supreme Company Ltd
 As There is no Single Stamp Paper For the Value of Rs... 12400/-
 Additional Stamp Paper for the Completion
 of the Value is Attached here with.

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Daman, bearing No. COL/SP-61/96/6769 dated 6.12.96 and No.COL/SP-67/96/7080 dated 23.12.96.

AND WHEREAS the said landed property consisting of several Plots of land have been purchased by the Vendors by TWO Deeds of Sale duly executed and registered in the office of the Sub-Registrar of Daman under Serial No.1400/96 and 1463/96.

AND WHEREAS the said property of non agricultural nature has been divided into several plots of various sizes by the Dy. Collector of Daman pursuant to the provisions of the Goa, Daman and Diu Land Revenue Code, 1968 vide Order





Gram Panchayat has granted Construction Permission
 No. 47/97 dated 12.1.97.

AND WHEREAS it has been agreed between the
 No. COL/DMN/LND/HC-II/AMA&SD/3/96-97/7278 dated
 Purchaser's Plot No. 8 bearing Survey No. 79.10.30.
 03.01.97.

AND WHEREAS the Vendors have got approved the
 Plan for constructing factory building on the said
 Plot from the Architect Planner, Daman vide
 No. 6/17/366/895/96-97 dated 8.1.97. The Vendors
 have also obtained construction permission from
 the Village Panchayat on the advice of the
 concerned Government Department, as per the rules
 and regulations prevailing in Daman. The Kachigam

18 AUG 1997

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Place of Issue D. M. E. J. K. T. U. S. D. 1997

Value of Stamp Paper... Rupees One Hundred only

Name of The Purchaser... Chapp Metal Overseas

Residing at... Daman Son of...

Agent... Purpose Sale Deed

Name of parties to the transaction Sought...

M/s. Supreme Company Ltd.

As There is no Single Stamp Paper For the Value of Rs. 18400/-

Additional Stamp Paper for the Completion of the Value is Attached here with.

Rates

Signature of Purchaser

Gram Panchayat has granted Construction Permission No.47/97 dated 15.1.97.

AND WHEREAS it has been agreed between the parties hereto that the VENDORS shall sell to the Purchasers Plot No.8 bearing Survey No.365/20, admeasuring 1530 square metres and more particularly identified in SCHEDULE TWO hereinunder written, at or for the fair market value of Rs.3,06,000/- (Rupees Three Lakhs Six Thousand only) free from encumbrances, charges or onus, and with vacant possession thereof for conducting Industrial activities which do not lead to any type of pollution/environmental disturbance;



(I) NOW THIS DEED OF SALE WITNESSES as follows :-
 1. In pursuance of the said agreement and in consideration of the fair Market Value of Rs.3,06,000/- (Rupees Three Lakhs Six Thousand only) already paid by the Purchasers to the Vendors, the receipt of which sum the Vendors do hereby acknowledge to the Purchasers, the Vendors do hereby TRANSFER, CONVEY and ASSIGN unto the Purchasers M/S. SHARP METAL OVERSEAS by way of SALE the said Plot No. 8 admeasuring 1530 square

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8 AUG 1997

Group of Vendors M. K. J. N. Y. Supers One Sunday
 Value of Stamp Paper Chap Metal Overseas
 Name of The Purchaser Pawan Son of Sale Deed
 Residing at Ms. Supreme Company Ltd
 Agent Ms. Supreme Company Ltd
 Purpose Ms. Supreme Company Ltd
 Name of parties to the transaction Sought Ms. Supreme Company Ltd

As There is no Single Stamp Paper For the Value of Rs. 18000/-
 Additional Stamp Paper for the Completion
 of the Value is Attached here with.

Rates

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meters, bearing Survey No.365/20 and more particularly identified in the SCHEDULE TWO written hereinunder AND ALL the estate, right, title, claim, interest and demand whatsoever of the Vendor's in or to the said Plot of Property hereby transferred and conveyed and every part thereof TO HOLD the same to the Purchasers as absolute owners forever TOGETHER WITH all fences, hedges, ditches, lights, liberties, accesses, ways, waters, water courses, privileges, easements, paths, passages, appurtenances, advantages and profits whatsoever in or to the said Plot of Property hereby transferred, conveyed and sold and more particularly identified in the SCHEDULE TWO written hereinunder, belonging to or





in any way appertaining or usually held or occupied therewith to belong or appurtenant thereto.

2. The Vendors do hereby covenant with the Purchasers as follows :-

(A) THAT the said Plot hereby sold and conveyed and more particularly identified in the SCHEDULE TWO written hereinunder shall quietly be entered into and upon and held and enjoyed by the

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8 AUG 1997

Value of Stamp Paper... Rs. One hundred only
 Name of The Purchaser... Sharp Metal Overseas
 Residing at... Daman Son of.....
 Agent..... Purpose... Sale Deed
 Name of parties to the transaction Sought.....
M/s. Supreme Company Ltd.

As There is no Single Stamp Paper For the Value of Rs. 12,000/-
 Additional Stamp Paper for the Completion
 of the Value is Attached here with.

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Purchasers and profits received therefrom without any interruption or disturbances by the Vendors or any other person or persons claiming through or under the Vendors and without any lawful disturbance or interruption by any other person whomsoever.

(B) THAT the Vendor will at the cost of the persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said Plot of property hereby sold as may reasonable be required.

(C) THAT the said Plot of property hereby sold and more particularly identified in the SCHEDULE TWO hereinunder written is free from encumbrance, charges and onus.





(D) THAT the title of the Plot of property hereby sold subsists and the Vendors have power to sell the same.

(E) That the actual physical possession of the property hereby sold is handed-over to the Purchaser and the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the same jointly with confirmatory parties as its own chattel, without any interruption, hindrance or claim by the vendors or any person or persons whomsoever.

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Value of Stamp Paper... Supers over hundred only
 Name of The Purchaser... Sharp Metal Overseas
 Residing at... Daman Sea of...
 Agent... Purpose... Sale Deed
 Name of parties to the transaction Sought...
Ms. Supreme Company Ltd.
 As There is no Single Stamp Paper For the Value of Rs. 18400/-
 Additional Stamp Paper for the Completion
 of the Value is Attached here with.
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(F) THAT the Vendors have not received any notice for acquisition of the said Plot No.8 bearing Survey No. 365/20, of the property hereby conveyed from the Government and there in no case or proceedings pending in any Court of law or competent Authority.

II. THIS DEED OF SALE FURTHER WITNESSETH as follows:-

- (A) The Purchasers shall use their best endeavors to plant number of plants possible in the said Plot purchased by them to balance the ecology of the terrain and to beautify the area.
- (B) The Purchasers shall not throw dirt, rubbish

rags or other refuse in the open space of Plot purchased and shall try to avoid any type of pollution.

(C) The Purchasers shall undertake to be the member of the Co-Operative Society or such Body as deemed fit to be formed alongwith other owners of the other Plots of the Premier Industrial Estate and the Vendors hereto and shall contribute and obtain shares in order to enable to maintain the common services and common utility places in good and useful manner at all times.

(E) That the Purchasers has paid herewith Rs.25/- per square metre on execution of this Deed of Sale in favour of Supreme Company Ltd., Developers, PREMIER INDUSTRIAL ESTATE. The amount collected on this account will be kept in a Fixed Deposit with the Bank and the interest accrued from this will be utilised for maintenance, security and other common expenses of the Industrial Estate. The Purchasers also undertakes

to pay any additional amount towards fund as may be required in future.

IN WITNESS WHEREOF the parties hereto have hereto set their respective hands on the day and the year first herein before mentioned.

SCHEDULE - ONE

(OF THE PROPERTY BELONGING TO VENDORS)

ALL THAT non-agricultural land or ground or the landed property situated at Kachigam, within the Village Panchayat Jurisdiction of Kachigam, Nani Daman, Taluka of Daman, Sub District of Daman and District of Daman, not described in the Land Registration Office of the Judicial Division of Daman nor found enrolled in the Taluka Revenue Office, Now bearing the Survey No. 365 & 366 totally admeasuring 68300 square metres or thereabouts and forming a single unit is bounded as follows:-



On or towards the EAST - by the land bearing
Survey No.364;

On or towards the WEST - by the NALLA;

On or towards the NORTH- by the land bearing
Survey Nos.368/2, 363/2, 363/10, 363/15 & 363/16
of village Kachigam;2

On or towards the SOUTH- by the village boundary
of Vapi.

SCHEDULE - TWO
(OF THE PLOT HEREBY SOLD TO)

ALL THAT Plot of land or ground known as
Plot No. 8 admeasuring 1530 square metres of the
PREMIER INDUSTRIAL ESTATE, situated at Kachigam,
within the Village Panchayat jurisdiction of
Kachigam, Taluka of Daman, Sub District and
district of Daman, bearing Survey No.365/20 and
which is neither described in the land
Registration office nor found enrolled with Taluka
17

Revenue office, Daman and bounded as under :

On or Towards the East - By the Plot No.7 bearing Survey No.365/19.

On or Towards the West - By the Plot No.9 bearing Survey No.365/21.

On or Towards the North - By the land bearing Survey No.363/1.

On or Towards the South - By the internal road of the Industrial Estate.


SIGNED AND DELIVERED by the
withinnamed SHRI KHAN MOHAMMED
ASLAM ABDUL AZIZ, Director for and
on behalf of SUPREME COMPANY
LIMITED, who has been authorised to
sign and affix the common seal
hereto on its behalf duly empowered
by Resolution dated 1.12.95.



SIGNED AND DELIVERED by the with-
innamed SHRI SURENDRA KUMAR
AGARWAL, Karta of M/s. S.K. Agarwal
H.U.F. as Partner of, for and on
behalf of M/s. SHARP METAL
OVERSEASTHE PURCHASERS

S.K. Agarwal

IN THE PRESENCE OF WITNESS :-

1.  [C. MUTHAIAN]
2. Manoj Agarwal [MANOJ AGARWAL]