



SILVASSA STAMP OF Rs. 750/- Transferred to Shri/Smt. Kishan Irrigation Ltd.
 No. 858 OF Silvassa dated over to Raman S. Rohit Rohit
 DATE 23 APR 1999
 Sub-Treasury Officer
 DNH, Silvassa.

THIS SALE DEED made at Silvassa in the Union Territory of Dadra and Nagar Haveli on the 5th day of May, One Thousand Nine Hundred and Ninety Nine between (1) SMT. MAKALIBEN SONIA ARODIA, aged about 63 years (2) SMT. PAVANIBEN SONIA, aged about 47 years (3) RAMAN SONIA ARODIA, aged about 45 years & (4) JINYA SONIA ARODIA, (5) MAHDYA SONIA ARODIA & (6) SURESH SONIA ARODIA all of Hindu, Indian Inhabitants, residing at Village Khadoli in the Union Territory of Dadra and Nagar Haveli, hereinafter referred to as the "VENDORS" (which expression shall, unless it be repugnant to the

સરેશ સોનિયા અરોડિયા

R.H.T. in possession

Makhaliben Sonia Arodiya

Makhaliben Sonia Arodiya

R.H.T. 1
Raman S. Arodiya

Raman S. Arodiya

KISAN IRRIGATION LTD.
DIRECTOR

Jinya S. Arodiya

Jinya S. Arodiya

L.H.T. Madhya S. Arodiya

R.H.T. Pavaniben S. Arodiya
R.H.T. Pavaniben S. Arodiya



SILVASSA STAMP OF Rs.

DATE

Issued to Shri/Smt.

Sub-Treasury Officer

DNH, Silvassa

Sub-Treasury Officer

DNH, Silvassa.

SILVASSA STAMP OF Rs.

No. 858 OF
DATE

SILVASSA

2 APR 1994

Sub-Treasury Officer
DNH, Silvassa,

context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the One Part and MESSRS KISAN IRRIGATION LIMITED, a Company registered under the Companies Act, 1956 having its Registered Office at 23/25, Ashok Chambers, Devji Ralansey Marg, Bombay 400009, hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its successors-in-title and assigns) of the Other Part:

R.H.T. impression
Makhali Lonia Aradia

R.H.T. 2
Raman S.
Aradia

Makhali Lonia Aradia Raman S.
Aradia

L.H.T.
Tinya S. Aradia

L.H.T.
Tinya S. Aradia

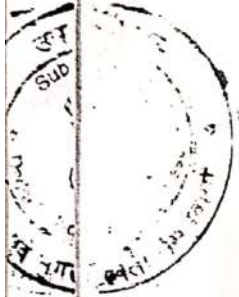
L.H.T. Madhy
S. Aradia

R.H.T.
Pavani. Son S. Aradia

R.H.T.
Pavani S. Aradia



SILVASSA STAMP OF Rs. 750/- issued to Shri/Smt. Kishan G. Moghilion Ltd.
 No. 858 SILVASSA issued under to Ramesh S. Rohit W. D. D. D.
 23 APR 1999
 Sub-Treasury Officer
 DNH, Silvassa.



WHEREAS in or about 1997 the Vendors, who was then landless, was allotted agricultural land admeasuring One Hectre equivalent to 10,000 sq.mtrs. bearing Survey No.108/1/10 situate at Village Khadoli, Dadra and Nagar Haveli, Silvassa, Union Territory;

AND WHEREAS pursuant to an application made by the Vendor, the Land Reform Officer-I, Dadra and Nagar Haveli, Silvassa, Union Territory by his Order No.LRO-I/LL/NA/89/97/2477/97 dated 17th October, 1997 addressed to the Vendor granted permission to change the user of 23 Are equivalent to 2300 sq.mtrs out of the said land

R.H.T. impression of Rawan S. Aradia
 Makhali Sonia Aradia
 R.H.T. impression of Dimya S. Aradia
 Dimya S. Aradia
 R.H.T. impression of Parnabhar S. Aradia
 Parnabhar S. Aradia
 R.H.T. impression of Parnabhar S. Aradia
 Parnabhar S. Aradia



SILVASSA 31/04/1999 set- Shri. Kishan Singhania Ltd.
 No. 58 Silvassa to Ramana Raha Relia
 DATE 23 APR 1999 Sub-Treasury Officer
 DNH. Silvassa.

from Agriculture to Non-agriculture i.e. for Industrial purpose and transfer of occupancy in respect thereof subject to the terms and conditions mentioned therein;

AND WHEREAS pursuant an application made by the Vendor, the Collector, Dadra and Nagar Haveli, Silvassa by his Order No.1-1 (437)/RD/NA/97/6080/97 dated 26th November, 1997 granted N.A. use permission in respect of the said land admeasuring 23 Are equivalent to 2300 sq.mtrs. for Industrial purpose, subject to the terms and conditions mentioned therein;

23221 20/04/1999

L.H.T. Madhya S. Aradia

R.H.T. impression L.H.T.
 Makhalisomia Aradia. Ramana S. Aradia

L.H.T.
 Jinyas Aradia

R.H.T.
 Pavaniben S. Aradia

R.H.T. impression L.H.T.
 Makhalisomia Aradia. Ramana S. Aradia

L.H.T.
 Jinyas Aradia

R.H.T.
 Pavaniben S. Aradia

AND WHEREAS the Collector, Dadra & Nagar Haveli, Silvassa, Union Territory granted a Sanat bearing No.RD/LND/NA/91/98 dated 6th January, 1998 to the Vendor in respect of the said land for development of the said land admeasuring 23 Are equivalent to 2300 sq.mtrs. and/or for sale thereof, subject to the terms and conditions mentioned therein;

AND WHEREAS the Vendor is therefore entitled to sell and/or dispose of the said land admeasuring 23 Are equivalent to 2300 sq.mtrs. subject to the condition that the sale consideration shall be fixed by the Collector before the Vendor sells the said land or any part thereof;

AND WHEREAS pursuant to an application made by the Vendor, the Mamaltdar, Dadra and Nagar Haveli, South Sub-Division, Khanvel has issued a Certificate bearing No.RD/VAL/SD-II/1999 dated 12th April, 1999 certifying that the market rate of the land is Rs.100/- per sq.mtr;

AND WHEREAS the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase and/or acquire from the Vendor the said land admeasuring 23 Are equivalent to 2300 sq.mtrs. at the rate of Rs.100/- per sq. mtr.;

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the amount of Rs.1,00,000/- (Rupees One Lac) only paid by the Purchaser by obtaining and delivery to the Vendors vide Fixed Deposit Receipt bearing No. _____ dated _____ for Rs.1,00,000/- (Rs. One Lac) issued by _____ (Bank) for a period of 5 years in

R.H.T. in presence
Makhali Sonia Arachia
L.H.T.
Raman S.
Arachia

Dimya S. Arachia

L.H.T. Madhya Ar.
Parnabai S. Arachia

favour of the Vendor and Rs.1,30,000/- (Rupees One Lac Thirty Thousant) only paid by the Purchaser to the Vendor by Pay Order/Demand Draft No. 011989 dated 03.5.99 issued by PNB Brady House Fort (Bank) in

favour of Makhaliben S. Aradia & others. thus making a total of Rs.2,30,000/- (Rupees Two Lacs Thirty Thousnad) only

being the full amount of purchase price agreed to be paid by the Purchaser to the Vendors (the payments and receipts whereof the Vendors hereby admit and

acknowledge and of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchaser) the Vendors hereby sell,

assign, release, convey, assure and transfer unto the Purchaser forever all that piece or parcel of non-agricultural land or ground admeasuring 23 Are

equivalent to 2300 sq. mtrs. or thereabouts bearing Survey No.108/1/10 situate lying and being at Village Khadoli in the Union Territory of Dadra and Nagar

Haveli, in the Registration District and Sub-District of Dadra and Nagar Haveli, Silvassa bearing Survey No. 108, Hissa No. 1/10 and shown surrounded by a

red line on the plan annexed hereto and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said property")

TOGETHER WITH ALL AND SINGULAR the courts, yards, areas, ways, wells, fences, compounds, paths, passages, sewers, drains, trees, waters, water courses, plants, lights,

liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the said property belonging to or in anyways appurtenant to or

with the same or any part thereof now or at any time heretofore usually held occupied or enjoyed or reputed or known as part or member thereof or to belong or to be

R.H. D. M. Praxision
Makhaliben S. Aradia, Raman S. Aradia.

R.

23/2/21 23/01/21
L.H. D. Madhyn.S

L.H. D. Aradia, Pavaniben S.

appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendors into, out of or upon the said property or any part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed and assured and 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 absolutely SUBJECT TO ALL the rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Union Territory of Dadra and Nagar Haveli or to any public or local body or authority in respect thereof AND the Vendors doth for themselves and on behalf of their heirs, executors and administrators hereby COVENANT with the Purchaser that notwithstanding any acts, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them or any of them made, done, committed or omitted or knowingly or willfully suffered to the contrary he the Vendors now have in themselves good right, full power and absolute authority to grant, release, sell, convey, assure and assign the said property hereby granted, released, sold, conveyed, assured, assigned or expressed or intended so to be UNTO AND TO THE USE OF the Purchaser in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said property and receive the income, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, eviction,



R.H.T. impression
Makhali Sonia Arachia

L.H.T. Ramani S. Arachia

L.H.T. Jinya S. Arachia

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L.H.T. Madyas

R.H.T. Aramban S. Arachia

interruption, claim or demand whatsoever from or by the Vendors or their heirs, executors or assigns or any of them or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust, for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles and charges occasioned or suffered by the Vendors or by any person or persons lawfully or equitably claiming or to claim by, from or under them or any of them AND FURTHER THAT he the Vendors and all persons having or lawfully or equitably claiming any estates or interest whatsoever in the said property or any person thereof for, under or in trust for the Vendors, their heirs, executors, administrators and assigns or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said property and every part thereof UNTO AND TO THE USE OF the Purchaser in the manner aforesaid as by the Purchaser, its successors and assigns or their counsels in law shall be reasonably required.

THE SCHEDULE HEREINABOVE REFERRED TO:

Non-agricultural land admeasuring 0 Hector + 23
Are bearing Survey No. 108/1/10 and situate at Village
Khadoli in the Union Territory of Dadra and Nagar

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R.H.T. impression L.H.T. Ramanna S. Aradia
Makhan' Son' a Aradia L.H.T. Madya S. Aradia
L.H.T. Jinya S. Aradia
R.H.T. Paramiben S. Aradia

Haveli, in the Registration District and Sub-District of
Dadra and Nagar Haveli, Silvassa and surrounded as
under:-

On or towards the North: By *Internal Road & Balance Part 108/1*
On or towards the South: By *Balance Part of (7700 Sq) of 108*
On or towards the East: By *Khadoli Surangi Road*
On or towards the West: By *Srv. No: 108/1/6* B-

IN WITNESS WHEREOF the Vendor have hereunto set
and subscribed their hand the day and year first
hereinabove written.

SIGNED AND DELIVERED by the
with innamed "VENDORS"

- (1) SMT. MAKALIBEN SONIA ARODIA,
- (2) SMT. PAVANIBEN SONIA,
- (3) RAMAN SONIA ARODIA,
- (4) JINYA SONIA ARODIA,
- (5) MAHDYA SONIA ARODIA &
- (6) SURESH SONIA ARODIA

in the presence of:

- (1) *Bharat S. K. Thakore*
- (2) *S. O. Wani.*

R.H.T. in presence of
makalibeni Sonia Aro
Smt. Pavan
L.H.T. Jinya S. Aro
L.H.T. Raman Sonia Aro
L.H.T. Ma
S. Aro
23/2/21

Signed & Delivered by.
KISAN IRRIGATION LTD.
Through its Director.
Shri Ramesh. J. Aggarwal,
In Presence of
(1) *Madhani (N.I. MADNANI)*
(2) *Vijay J. Aggarwal*

KISAN IRRIGATION LTD.
DIRECTOR

(RAMESH) J. AGGARWAL

RECEIVED of and from the Purchaser)
abovenamed the sum of Rs.2,30,000/-)
(Rupees Two Lacs Thirty Thousands))
only being the full purchase price)
payable by it to us as within)
mentioned.

Rs.2,30,000.00
=====

WE SAY RECEIVED.

R.H.T. Wani

Monk
Co
Agr

VENDORS.

22/2/20

WITNESSES:


1. 


Ramnath Motilal Chikhalin


2.




S.O. WANI.


L.H.T. Wani press
Ramnath Motilal


L.H. Wani press
Jinya S. A. A.


L.H.T. Wani
Madhaya S. A.


R.H.T. Wani
Ramnath Motilal S.

496/99
Sr. No.
Presented at the office of the
Sub-Registrar of Dadra & Nagar
Haveli Silvassa between the
hours of 11.00 to 11.20
On 5.5.99

Received fees for.....
Registration..... 569/-
Copying (folios)..... 15/-
Copying endorsement..... 9/-
Filing Fees..... 9/-
Postage..... 21/-
Total .. 613/-

R.H.T.
Mahali Sonia Aradia.

R.H.T.
Pavani. S. Aradia.

L.H.T.
Raman. S. Aradia.

L.H.T.
Jaiya S. Aradia.

L.H.T.
Madhga. S. Aradia.

R.H.T.
(Ramesh J. Aggarwal)

Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

Shri/M/s. Kisan Irrigation Ltd.,
through its Director/Partner/DAO Holder
Shri Raman J. Aggarwal
Executing Party 55 years Occupation Business
Business/service, residing at 233 Sheela Nagar
Coop. Society Ltd., Carveys Road
the executant (s) admit execution. Anther (M/s) Indus 2

KISAN IRRIGATION LTD

R.H.T.
DIRECTOR
(Ramesh J. Aggarwal)

5 MAY 1999

Sub-Registrar,
Dadra and Nagar Haveli,
Silvassa

12
Shri/M/s. Smt. Makhaliben Sonig Aradia
through its Director/Partner/PAO Holder
Shri SEM
Executing Party 63 years Occupation Agriculture
Business/service, residing at Khadal, Surani R/S

the executant (s) admit execution.

5 MAY 1999

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

[Fingerprint]
R.H.T. Impression
Makhaliben Sonig Aradia

Shri/M/s. Smt. Pavaniben Sonig
through its Director/Partner/PAO Holder
Shri SEM
Executing Party 47 years Occupation Agriculture
Business/service, residing at Khadal, Surani R/S

the executant (s) admit execution.

5 MAY 1999

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

[Fingerprint]
R.H.T. Impression
Pavaniben S. Aradia

Shri/M/s. Ramen Sonig Aradia
through its Director/Partner/PAO Holder
Shri SEM
Executing Party 45 years Occupation Agriculture
Business/service, residing at Khadal, Surani R/S

the executant (s) admit execution.

5 MAY 1999

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

[Fingerprint]
R.H.T. Impression
Ramen S. Aradia

13
Shri/M/s. Jani's Soni's Aradi's
through its Director/Partner/PAO Holder
Shri Self
Executing Party 43 years Occupation Agriculture
Business/service, residing at Khadol, Suseen, Raul

the executant (s) admit execution.

- 5 MAY 1999

Amey
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

L.H.T. impression
Janiya S. Aradia

Shri/M/s. Madhya Soni's Aradi's
through its Director/Partner/PAO Holder
Shri Self
Executing Party 42 years Occupation Agriculture
Business/service, residing at Khadol, Suseen, Raul

the executant (s) admit execution.

- 5 MAY 1999

Amey
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

L.H.T. impression
Madhya S. Aradia

Shri/M/s. Suseen Soni's Aradi's
through its Director/Partner/PAO Holder
Shri Self
Executing Party 40 years Occupation Agriculture
Business/service, residing at Khadol, Suseen, Raul

the executant (s) admit execution.

Amey
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

Shri B.K. Thakore

aged about 36 years.

Occupation Business

residing at L.H.T. impression

and known to the Sub Registrar

states that he personally knows

the above executant(s) and

Identify him/them.

Amey
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

Bhawan Singh Khatkar

- 5 MAY 1999

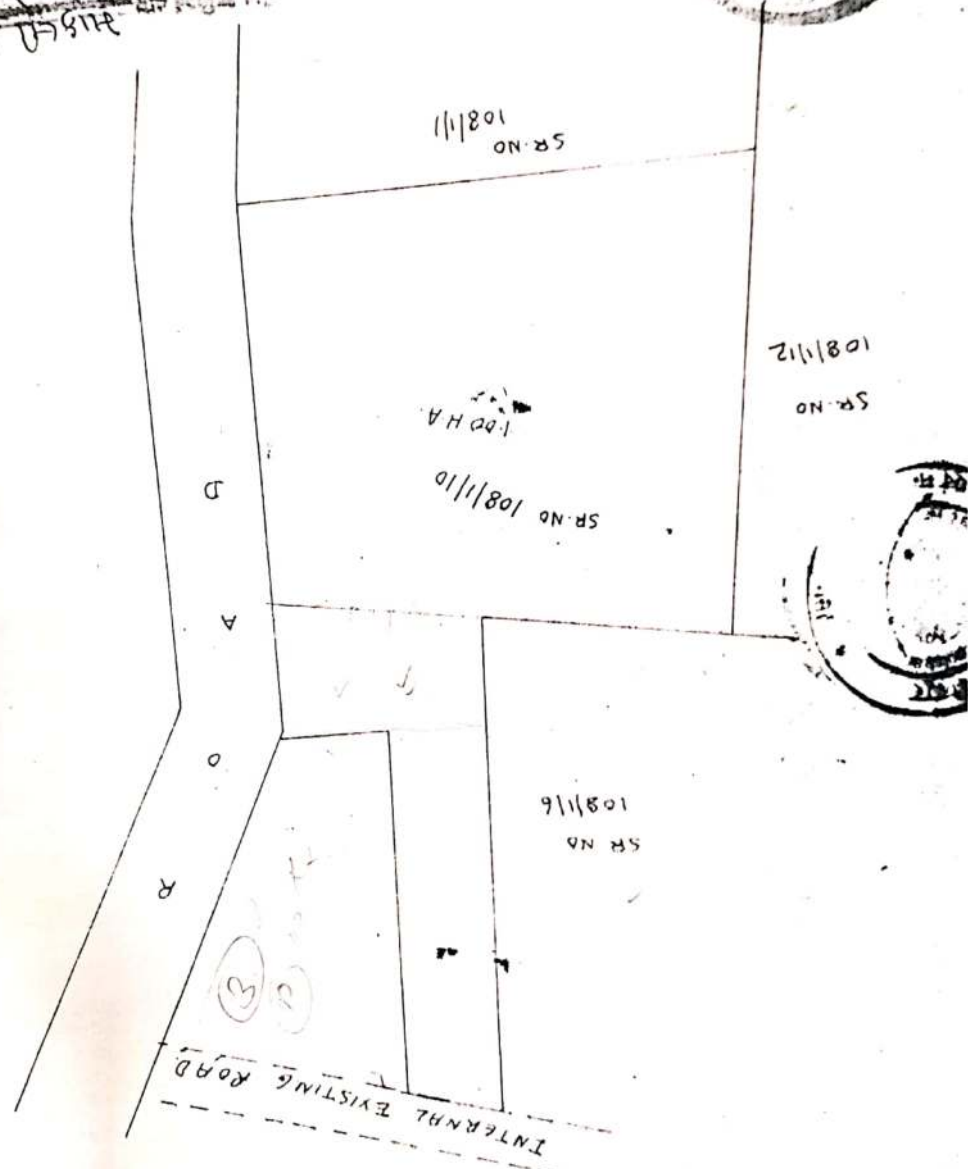
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2219/1009
 2319/1009
 2519/1009
 2719/1009

[Handwritten text: "HISTORICAL AND CULTURAL MONUMENT"]

PREPARED BY *[Signature]*
 SURVEYOR

SCALE 1:5000



14 OF SR. NO 108/110 OF VILLAGE KHADOLI

15

DATED THIS DAY OF MAY, 1999.

BETWEEN
SMT. MAKALIBEN SONIA ARODIA
& ORS.....VENDOR

AND
KISAN IRRIGATION LTD.....PURCHASER

DEED OF CONVEYANCE

MR. R. D. SUVARNA,
ADVOCATE, HIGH COURT,
109-B, ESPLANADE MANSION,
FIRST FLOOR, EAST WING,
M. G. ROAD, KALA GHODA,
FORT, MUMBAI 400023.

5/1

KISAN1.CON



SILVASSA STAMP OF Rs. 10/- Issued to Shri/Smt. Kisan Irrigation Ltd
 No 869 OF Silvassa
 DATED 24 MAY 1999 Issued over to Makhaliben

Sub-Post Office Officer
 D.N.H. Silvassa.

16

We, Kisan Irrigation Ltd, having Regd. Office at 23/25, Ashok Chambers, Devji Ratansey Marg, Bombay 400009, has purchased a piece of land bearing Survey No. 108/1/10 admeasuring 2300 sq. mtrs. vide Sale Deed dated 04/05/99 from SMT. MAKHALIBEN SONIA ARDODIA & OTHERS of village Khadoli Dadra and Nagar Haveli.

AND as per condition Sr. No. 3 of LRO's permission to Sale letter ref. No. LRO - I/LL/NA/89/97/2477/97 dt. 17/10/97 we are putting Rs.50,000/- (Rupees fifty thousand only) in the Fixed Deposit in the name of SMT. MAKHALIBEN SONIA & OTHERS in the Bank of Baroda vide F.D. No. _____ DT. 04/05/99 duly endorsed as per the condition shown in the permission letter KISAN IRRIGATION LTD

(Ramesh T. Aggarwal)
 DIRECTOR

Witness

(1)

(2)

Received by 23/21 सेवक 21/25/11

MAKHALIBEN SONIA ARDODIA

Manhar Mohan Dikshar

Sanjay Dhole

17

Registered No. 568
at page 170 to
Volume I of Book No. 72
Date 110 2003

[Signature]
Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA.

Total pages from 1 to 17
The original document is
returned to *Kishor B. Rodit*
who has placed original Registration
receipt on *20 MAY 2006*

[Signature]
Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA.



496/99
STN 99
Sonia

(5)
SALE DEED.

496/99
STN 99

BETWEEN.

SMT. MAKHALIBEN. SONIA ARDODIA

AND OTHERS



M/S KISAN IRRIGATION LTD.

Srv. No: 108/1/10 (Part).

AREA. 2300 Sq. Mts.

Village KAADOLI

(D & NH)

auth
n 9.1
C. K. K. K.

me
STN 99