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SALE DEED.

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BETWEEN,

JANKIBEN BARKUBHAI GANGODA.

KISAN IRRIGATION LTD.



SRV No: 108/1/6

Area: 10000 Sq. Mtrs.

Village KHADOLI.

SILVASSA. (DNH)

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STAMP OF Rs. 5000/- issued to Smt. Kishan Irrigation Ltd.
 OF Silvassa to Ramdas S. Rohit Police
 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 SMT. JANKIBEN BARKUBHAI NAVAABHAI GANGODA, Hindu, Indian Inhabitant, aged about 60 years, residing at Village Kadoli in the Union Territory of Dadra and Nagar Haveli, hereinafter referred to as the "VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the One Part and MESSRS KISAN IRRIGATION LIMITED, a Company

KISAN IRRIGATION LTD.

DIRECTOR

R.H.T. impression
 Janki Barku
 Gangoda.

R.H.T. impression
 Janki Barku Nava.
 Scanned with CamScanner



SILVASSA STAMP OF Rs. 5000/- (Paid to Shri/Smt. Kishan Dossigation Ltd.)
 No. 855 OF SILVASSA (Paid to Ramji S. Rohit)
 DATE 23 APR 1999
 Sub-Treasury Officer
 DNH, Silvassa,

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:

WHEREAS in or about 1997 the Vendor, who was then landless, was allotted agricultural land admeasuring One Hectre equivalent to 10,000 sq.mtrs. bearing Survey No.108/1/6 situate at Village Khadoli, Dadra and Nagar Haveli, Silvassa, Union Territory:

R.H.T. in presence of
 Janki Borku Gango
 R.H.T. in presence of
 Janki Borku Gango

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.LRD-I/LL/NA/88/97/2477/97 dated 17th October, 1997 addressed to the Vendor granted permission to change the user of the said land 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 (435)/RD/NA/97/6079/97 dated 26th November, 1997 granted N.A. use permission in respect of the said land for Industrial purpose, subject to the terms and conditions mentioned therein;

AND WHEREAS the Collector, Dadra & Nagar Haveli, Silvassa, Union Territory granted a Sanat bearing No.RD/LND/NA/82/98 dated 6th January, 1998 to the Vendor in respect of the said land for development of the said land 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, 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 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 Vendor 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 favour of the Vendor and Rs.9,00,000/- (Rupees Nine Lacs) only paid by the Purchaser to the Vendor by Pay Order/Demand Draft No. 011985 dated 03.05.99 *R.* issued by PNB - Brady House Fort (Bank) thus making a total of Rs.10,00,000/- (Rupees Ten Lacs) only being the full amount of purchase price agreed to be paid by the Purchaser to the Vendor (the payments and receipts whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit, release and discharge the Purchaser) the Vendor doth hereby sell, assign, release, convey, assure and transfer unto the Purchaser forever all that piece or parcel of non-agricultural land or ground admeasuring One Hectre equivalent to 10,000 sq. mtrs. or thereabouts 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 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

R.H.T. unipresario
Tamini Barmu Gang

"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 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 Vendor 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 Vendor doth for himself and on behalf of his heirs, executors and administrators hereby COVENANT with the Purchaser that notwithstanding any acts, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him or any of them made, done, committed or omitted or knowingly or willfully suffered to the contrary he the Vendor now hath in himself 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, interruption, claim or demand whatsoever from or by the Vendor or his 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 Vendor 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 Vendor 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 Vendor 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 Vendor, his 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



R.H.T. in pressio
Daw ki Burdau Gau

in the manner aforesaid as by the Purchaser, their successors and assigns or their counsels in law shall be reasonably required.

THE SCHEDULE HEREINABOVE REFERRED TO:

Non-agricultural land admeasuring One Hectar bearing Survey No.108/1/6 and situate 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 and surrounded as under:-

On or towards the North: By **Internal Road & Srv No: 108/1**
On or towards the South: By **Srv No: 108/1/12 & 108/1/10 P.**
On or towards the East: By **Srv No: 108/1/10 & Surangi Ru**
On or towards the West: By **Srv No: 108/1-P & River Far an**

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

SIGNED AND DELIVERED by the)

withinnamed "VENDOR")

SMT. JANKIBEN BARKUBHAI)

NAVAABHAI GANGODA,)

in the presence of:)

(1) *Chitambaras* member Mahlat Central

(2) *Singay Dhale*

Signed & Delivered by
KISAN IRRIGATION LTD.

Through Its Director

Shri Ramesh J Aggarwal

In presence of

(1) *Shri N. I. Madani*

(2) *Shri Vijay J. Aggarwal*

KISAN IRRIGATION LTD.

Ramesh

DIRECTOR

(RAMESH. J. AGGARWAL)


RECEIVED of and from the Purchaser)
abovenamed the sum of Rs.10,00,000/-)
(Rupees Ten Lacs) only being the)
full purchase price payable by it)
to me as within mentioned.

) Rs.10,00,000.00
=====

I SAY RECEIVED.


VENDOR. R.H.T. Imp
Janki Bar
Ganga

WITNESSES:

1.  Member Mahila
Aitahia



Sanyaj Dhar



Ar. No. 49999
Presented at the office of the
Sub-Registrar of Dadra & Nagar
Haveli Silvassa between the
hours of 10.35 to 10.50
On 5.5.99

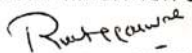
Rs. Ps.


Received fees for.....
Registration..... 2510/-
Copying (folios) 36 91/-
Copying endorsements..... 81/-
Filing Fees..... 57/-
Postage..... 21/-

Total Rs. 3341/-

✓  R.H.T. Imp
Janki Baraku Ganga.

KISAN IRRIGATION LTD. = 5 MAY 1999


DIRECTOR
(Ramesh J. Aggarwal)

✓ 
Sub-Registrar,
Dadra and Nagar Haveli
Silvassa


Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

9.

Shri/M/s. Smt. Janiben Baskubhe Gangotri
through its Director/Partner/PAO Holder
Shri Serv
Executing Party 60 years Occupation Agriculture
Business/service, residing at Khadol
Sukaraji Rao

the executant (s) admit execution.



RIT witnessed
Janaki Baskubhe

- 5 MAY 1999

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

Shri/M/s. Kisan Irrigations Ltd;
through its Director/Partner/PAO Holder
Shri Ramesh J. Agasule
Executing Party 55 years Occupation Business
Business/service, residing at Dadra 233 Shane Punjab
Coop. Society Ltd; Oranahat, Cu
the executant (s) admit execution. Rozr Andher (w)

15 MAY 1999

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

Priso. 93

[Signature]
DIRECTOR

Shri B. K. Thalave
aged about 36 years.
Occupation Business
residing at Silvassa Tokrebrade
and known to the Sub Registrar
states that he personally knows
the above executant(s) and
identify him/them.

[Signature]
Bharat M. K. Thar

15 MAY 1999

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

10

MAP OF S.NO. 108/1/6 OF VILLAGE KHADOLI.

108/1/p

INTERNAL EXISTING

PROPOSED

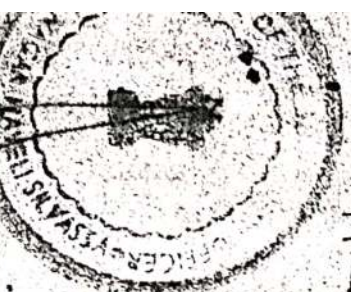
R O A D

S. NO

108/1/6

108/1/12

108/1/10



[Handwritten signature]

24/3 1442
22/1 2 1442
9 1442
2200
2200
2200

14

DATED THIS DAY OF MAY, 1999.

BETWEEN
SMT. JANKIBEN BARKUBHAI
NAVAABHAI GANGODA.....VENDOR

AND
KISAN IRRIGATION LTD.....PURCHASER

2



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.

KISAN2.CON

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SILVASSA STAMP OF Rs. 10
No. 769 OF 1999
DATE = 7 MARCH 1999

Sub-Inspector
D.N.H. Silvassa.

- 11 -

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. 108/1/6 measuring 10,000 sq. mtrs. vide Sale Deed dated 04/05/99 from SMT JANKIBEN BARKUBHAI GANGODA 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/88/97/2479/97 dt. 17/10/97 we are putting Rs.50,000/- (Rupees fifty thousand only) in the Fixed Deposit in the name of SMT. JANKIBEN BARKUBHAI GANGODA 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

Received by

R.H. Thakur Impresario
(JANKIBEN BARKUBHAI GANGODA)

Witness

(1) *[Signature]*
(2) *[Signature]*

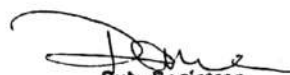
Member Majid Aitala
Sanyay Dhoke

12
Artificial

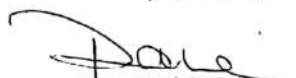
In the first Artificial 411 230 A.D. nite
In the first Art 1901 in case of Janaki Bai
- bhr. Navabhr. Gangade village Khadaf.
is veron from In the first Art. Ind. F.
Dangar Gen'w. 03131 Do. 18/1/09 for
B 10.11.09


Sub-Registrar,
Dadra and Nagar Haveli
Silvassa

567
Registered No.
at the ... 1901 to ...
Volume I of Book No. 72
Date 1/10/2003


Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA.

Total pages from 1 to 13
The original document is
retained by the Sub-Registrar
who has produced original Registration
receipt on 20 MAY 2006


Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA.

