

POSSESSION LETTER

December 1995.

From:  
SHRI NATWARSINH RAMSINH CHAUHAN,  
Village Naroli,  
Dadra and Nagar Haveli,  
Union Territory,

To,  
MESSRS GAURAV AGRO PLAST PVT. LTD.,  
23/25, Ashok Chambers,  
Devji Ralansey Marg,  
Bombay 400009.

Dear Sirs,

Re: Sale Deed dated 13th December 1995  
Between  
Shri Natwarsinh Ramsinh Chauhan  
And  
Messrs Gaurav Agro Plast Pvt. Ltd.  
in respect of property admeasuring about  
4 Acres and 12.3/4 Gunthas equivalent to  
17,485.746 sq.mtrs. situate at Village  
Umarkui, Dadra and Nagar Haveli,  
Silvassa, Union Territory.

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This is place on record and confirm that pursuant  
to the above mentioned Sale Deed dated 14th December  
1995, we have this day delivered possession of the above  
mentioned property to you and you have accepted the said  
delivery of possession. Please confirm.

Thanking you;

Yours faithfully,



(NATWARSINH RAMSINH CHAUHAN)

We confirm having received  
possession of the above  
mentioned property from  
you.

For GAURAV AGRO PLAST PVT. LTD.



Director.

The  
We  
cc  
A(1) of income Tax Act 1981



\*\*\*\*\*  
DATED THIS DAY OF DECEMBER 1995.  
\*\*\*\*\*

NATWARSINH RAMSINH CHAUHAN

TO

MESSRS GAURAV AGRO PLAST PVT. LTD.

1186/98  
14-12-95

SALE DEED

SHRI R. D. SUVARNA,  
B.A. (Spl.) (Hons.), LL.B.,  
ADVOCATE, HIGH COURT,  
109-B, ESPLANADE MANSION,  
FIRST FLOOR, EAST WING,  
KALA GHODA, M. G. ROAD,  
FORT, BOMBAY 400023.



SILVASSA

No 7889  
DATE 11 DEC 1995

TRUE COPY

5701-

Silvassa

NOTARY



Gaurav Agro Plast Private

Don't forget

THIS SALE DEED made at Silvassa in the Union Territory of Dadra and Nagar Haveli on the 14<sup>th</sup> day of December One Thousand Nine Hundred and Ninety Five between SHRI NATWARSINH RAMSINH CHAUHAN, Hindu, Indian Inhabitant, aged about 36 years, occupation business, residing at Village Naroli 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 GAURAV AGRO PLAST PRIVATE LIMITED, a Company registered under the Companies Act, 1956 having its Registered Office at 23/25, Ashok Chambers, Devji Balansey Marg, Bombay 400009, hereinafter referred to as the "PURCHASERS" (which expression shall, unless it be

The document kept pending for want of Income Tax Clearance certificate under section 230 A (1) of Income Tax Act 1961

14 DEC 1995

*Chauhan*  
Sub-Registrar

DADRA & NAGAR HAVELI  
SILVASSA

This is a copy of the document presented for registration on 14-12-95 under serial No. 1184/95

*Chauhan*  
Sub-Registrar

DADRA & NAGAR HAVELI  
SILVASSA

14 DEC 1995





SILVASSA

No 7829

DATE 11 DEC 1995

GWL-

Silvassa

*[Handwritten signature]*  
 TIXHER  
 DIST. SILVASSA

Gawar Agro Ples  
P/S Ltd.

*[Handwritten signature]*  
 Amizel



repugnant to the context or meaning thereof mean and include their successors-in-title and assigns) of the

Other Part:

WHEREAS prior to 14th July 199 one Chhotubhai Jivanbhai Solanki was seized and possessed of and otherwise well and sufficiently entitled to land admeasuring about 6 Hectors and 8 Ares bearing Survey No.34, Hissa No.1 situate in the Village Umarkui in the Union Territory of Dadra and Nagar Haveli described in the First Schedule hereunder written;

AND WHEREAS on the application of the said Chhotubhai Jivanbhai Solanki, the Collector, Dadra and Nagar Haveli, Silvassa, by his Order No.8D/LND/Sale/14/2443/93 dated 13th July 1993, granted





SILVASSA  
No 7829  
DATE 11 DEC 1995

Sent to Shri/Smt. Govanw Agroplast Ltd  
Silvassa

Sub-Registrar Officer  
Dadra, Silvassa,

Amittel  
Amittel

No.RD/LND/NA/4639/93 dated 10th November 1993, granted permission for conversion of the said property described in the First Schedule hereunder written from agricultural land into non-agricultural land for industrial purpose;

AND WHEREAS on the application of the Vendor, the Collector, Dadra and Nagar Haveli, Silvassa, by his Order No.RD/LND/NA/EXTNX/6868/94 dated 23rd December 1994, extended the time limit for commencement of non-agricultural use of the said land described in the First Schedule hereunder written upto 10th November 1995 and accordingly, the Vendor has commenced non-agricultural use of the said property described in the First Schedule hereunder written;





SILVASSA STAMP NO. 500/11-DEC-1995. Ganesh Agro Plast Pvt Ltd  
 No. 7889. Silvassa  
 DATE 11-DEC-1995

*[Signature]*  
 Sub-Collector  
 D.N.H. Silvassa.

*[Signature]*  
 Asmita

AND WHEREAS on the application of the Vendor, the Survey and Settlement Officer, Dadra and Nagar Haveli, Silvassa by his Order No.SRV/SUB/DN/34(P)/Umarkui dated 20th December 1994 has allotted three new distinct Revenue Survey numbers to the said property described in the First Schedule hereunder written and thereupon land admeasuring about 4 Hectors and 32 Acres out of the said property described in the First Schedule hereunder written has been allotted Survey No.34, Hissa No.1/3 of Village Umarkui;

AND WHEREAS pursuant to the said Orders dated 10th November 1993 and 23rd December 1994, the Collector, Dadra and Nagar Haveli, Silvassa has executed Sanad No.RD/NA/972/95 dated 7th February 1995 in favour

more particularly described in the Second Schedule hereunder written bearing Survey No.34, Hissa No.1/1 out of the property described in the First Schedule hereunder written;

AND WHEREAS on the application of the Vendor, the Mamlatdar, Dadra and Nagar Haveli, Silvassa by his Certificate bearing No.RD/LND/NA/14/93/7231/95 dated 23rd November 1995 has certified that since the construction permission for factory building in respect of the land bearing Survey No.34/1-p was granted to the said M/s. Paper Products Ltd. vide Order No.RD/LND/CP/Fact/6239/95 dated 22nd September 1995 the entire area of the Survey No.34/1-p situated at Village Umarkui is treated as N.A. use commencement;

AND WHEREAS the Purchasers have paid to the Vendor Rs.1,00,000/- by way of earnest money and in part payment of the purchase price prior to the execution hereof:

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 Purchasers to the Vendor by Cheque No.672399 dated 14th November 1995 drawn on the Shamrao Vithal Co-operative Bank Limited, Mandvi Branch, Bombay, Rs.19,75,000/- (Rupees Nineteen Lacs Seventy Five Thousand) only paid by the Purchasers to the Vendor by Pay Order No.154400 dated 12th December 1995 drawn of Shamrao Vithal Co-operative Bank Limited, Mandvi Branch, Bombay and Rs.23,296/- (Rupees Twenty Three Thousand Two Hundred and Ninety Six) only paid by the Purchasers to the Vendor by Cheque No.554104 dated 13th December 1995



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

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

62 B.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THOSE piece or parcels of land situate in the village Umarkui 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.34, Hissa No.1 admeasuring about 6 hectors and 18 acres equivalent to 61,800 sq.mtrs. or thereabouts and bounded as follows, that is to say, on or towards the North by land bearing Survey No.32, on or towards the South by land bearing Survey No.34, on or towards the East by land bearing Survey No.33 and forest land and on or towards the West by land bearing Survey Nos.51, 57, 58, 60 and 61 of Village Umarkui.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

ALL THOSE piece or parcels of vacant non-agricultural land bearing Survey No.34, Hissa No.1/1 admeasuring about 4 Acres and 12.3/4 Gunthas equivalent to 17,485.746 sq.mtrs. or thereabouts situate at Village Umarkui in the Union Territory of Dadra and Nagar Haveli in the Registration District and Sub-District of Dadra and Nagar Haveli, Silvassa and bounded as follows, that is to say:

On or towards the North:	By land bearing A.S. No.62 and ARFS No.1.	B-1
On or towards the South:	By land bearing Survey No.1.	B-1
On or towards the East :	By land bearing ARFS No.1.	B-1
On or towards the West :	By road bearing Survey No.34, Hissa No.1/2.	B-1

and shown surrounded by a red line on the plan hereto annexed.



SIGNED AND DELIVERED by the )

with in named "VENDOR" )

NATWARSINH RAMSINH CHAUHAN )

in the presence of: )

Signed & Delivered to the  
with in named "Purchaser" in

the presence of  
Gaurav Agroplast Pvt. Ltd.

RECEIVED of and from the Purchasers )

abovenamed the sum of Rs.20,98,296/-)

(Rupees Twenty Lac Ninety Eight )

Thousand Two Hundred and Ninety Six))

only being the full purchase price )

payable by them to me as within )

mentioned. )


) Rs.20,98,296.00  
=====

I SAY RECEIVED.

  
VENDOR.

WITNESSES:

1. H. Z. Desai

2. 

Sr. No. 1186/95  
Presented at the office of the  
Sub-Registrar of Dadra and  
Nagar Haveli, Silvassa between  
the hours of 12.50 to 13.10  
on 14 DEC 1995

14 DEC 1995  
1186/95  
For Chaturav Agroplast Pvt Ltd

Sub-Registrar  
**DADRA & NAGAR HAVELI**  
**SILVASSA**

14 DEC 1995

Shri/M/s. Naywar Singh  
Ram Singh Chohan  
through its Director/Partner/POA holder  
Shri Srit.

Executing party, 32 years Occupation  
Business/Service, residing at Murali

Shri/M/s. Chaturav Agro  
Plast Pvt. Ltd

through its Director/Partner/POA holder

Shri Ramesh K J  
Aggarwal

Executing party, 52 years Occupation  
Business/Service, residing at Aardhan

(12) Bawling 400093

The Executants (to) admit the execution.

Fees received as follows Rupees  
Registration fees 5258200

Copying fees 12200

W & follows 1200

Endorsement fees 1200

Comparing fees 1200

Fitting fees

Posting charges

Total

5272200

Sub-Registrar  
**DADRA & NAGAR HAVELI**  
**SILVASSA**

14 DEC 1995



Shri Harshad Kumar Zambhani Desai  
age about 45 Years, occupation  
Business residing at  
Dadar  
and known to the Sub-Registrar  
state that he personally known  
the above executor (s) and  
identify him/them.

H. Z. Desai



Sub-Registrar  
SADRA & NAGAR HAVELI  
SILVASSA

14 DEC 1995

TRUE COPY



Sub-Registrar  
SADRA & NAGAR HAVELI  
SILVASSA

14 DEC 1995



TRUE COPY

  
G. H. SHUKLA  
Notary Public, Bombay  
Esplanade Court  
BOMBAY-400 001

6 JAN 1996