

409200

ORIGINAL

396

1890 / 2011
17/6/011



TRUE COPY

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Seal deed of M.A. Lund.
Q. No. 398 Adm. OH. 93 Ave, of
Village - Khewad Pader. D. M. H.

દસ્તાવેજનો પ્રકાર Mrs. Milkmen Ltd

રજુ કરનારનું નામ - Anthon Sign.

નીચે પ્રમાણે ફી પહોંચી શ્રી S. Gopalakrishnan.

નોંધણી ફી

નકલ ફી (ફોલીયા)

શેરાની નકલ ફી

નકલો અગર યાદીઓ (કલમ ૬૪ થી ૬૯) 17...

શોધ અગર તપાસણી Total pages from 1 to 5

દંડ કલમ ૨૫ The Original document is returned to Shri M. S. 3

કલમ ૩૪

નકલ ફી (કલમ ૧૭) 51170 ✓

આ સિવાય બાબતોની ફી Receipt on

બાબત (પાછળ જુઓ) 20 JUN 2011 Sub-Registrar, Dadra & Nagar Haveli, SILVASSA

(ફ. Fifty one Thousand) 51200 ✓

દસ્તાવેજ (ફ. Fifty one Thousand) 51200 ✓

નકલ 51200 ✓

ટપાસણી મોકલવામાં આવશે

કમરોમાં આપવામાં

દસ્તાવેજ ચોક્કસ મિટર થી બીચેનાં સરનામે મોકલશે.

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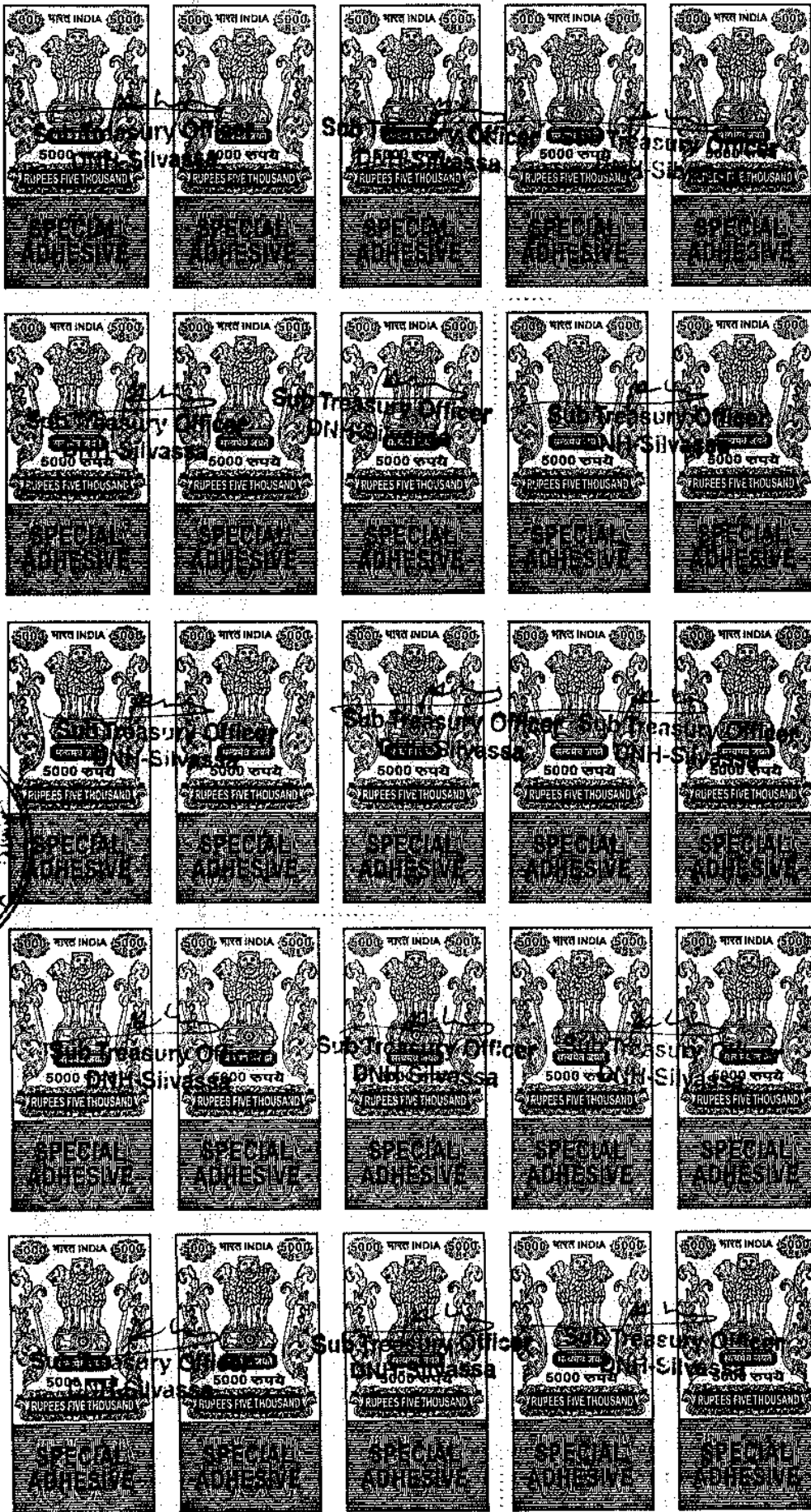
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51170	✓
14	✓
8	✓
3	✓
51200	✓

Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA

રજુ કરનાર

TRUE COPY

ચિકિત્સા અધિકારી
Medical Officer I/C.
પ્રાથમિક સ્વાસ્થ્ય કેન્દ્ર
Primary Health Center
નરીલી Naroli

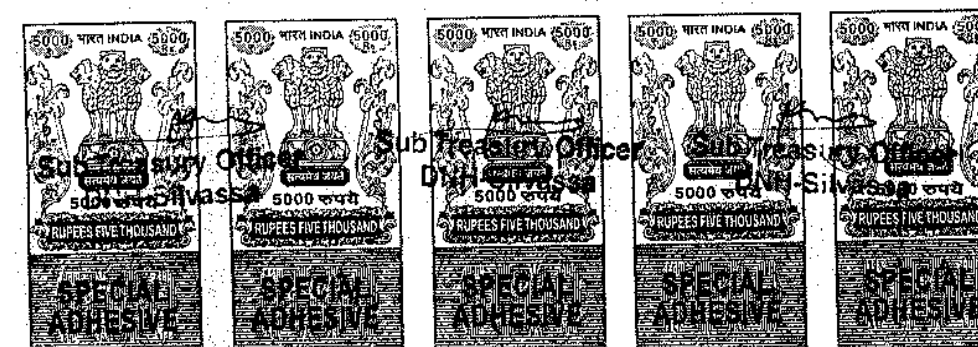
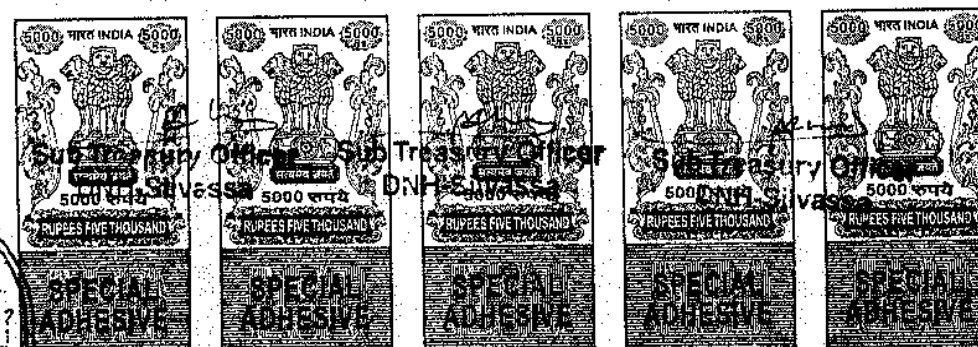
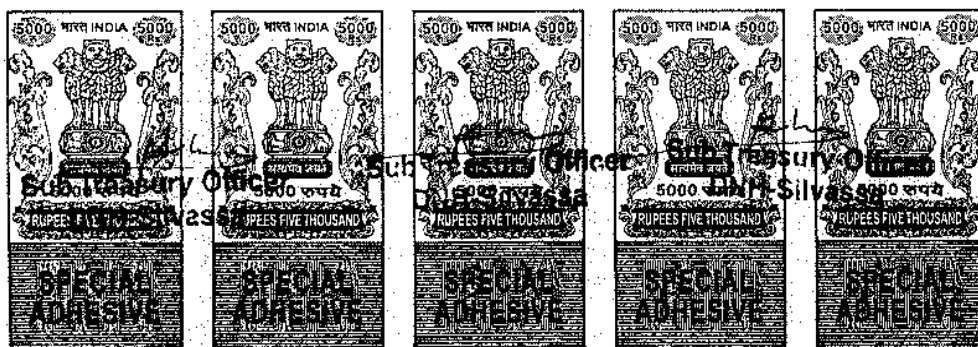


For NILKAMAL LTD.

Authorised Signatory

TRUE COPY

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For NILKAMAL LTD.

Authorised Signatory

TRUE COPY



For NIKKAM L.T.D.

Authorised Signatory

Handwritten signature

TRUE COPY



SR. NO 1890/2011
 Presented At The Office Of The
 Sub-Registrar Of Dadra & Nagar
 Haveli, Silvassa Between The Hours
 Of 11-30 To 13-45
 On 17 JUN 2011



Affixed Spl. Adhesive phl
 Stamp worth of
₹ 1409200/- Rs. 409200/-
 Date 14 JUN 2011

phl
 Sub-Treasury Officer,
 Dadra and Nagar Haveli
 Silvassa, Rs

Received Fees For
 Registration 51170/-
 Copying of Deed 14/-
 Copy of Deed 8/-
 Filing 5/-
 Postage 3/-
 Total 51200/-



For NIKKAMAL LTD.

Authorized Signatory

Sub-Registrar
 Dadra & Nagar Haveli
 SILVASSA

Sale Deed

Sub-Registrar
 Dadra & Nagar Haveli
 SILVASSA

This Sale Deed is made and entered at Village Kharadpada of the Union Territory of Dadra and Nagar Haveli on this 17 day of June, 2011

Between

SHRI VAMANRAI V. PAREKH an adult, Indian inhabitant, presently residing at Prabhu Prem, 12th Road, JVPD Scheme, Mumbai 400 049 and
SHRI SHARAD V. PAREKH an adult, Indian inhabitant, presently residing at Nain Basera, 39 Presidency Society, 8th Road, JVPD Scheme, Vile Parle (W), Mumbai 400049 hereinafter jointly referred to as the
"Vendor" (which expression shall unless be repugnant to the context or the meaning thereof shall mean and include their respective heirs, successors, executors, administrators and assigns) of the **ONE PART.**

For NIKKAMAL LTD.

And

Authorized Signatory

TRUE COPY

SHRI HITEN V. PAREKH an Adult presently residing at "NAMAN", 11th Road, JVPD Scheme, Mumbai 400 049 and **SHRI MANISH V. PAREKH** an Adult presently residing at Prabhu Prem, 12th Road, JVPD Scheme, Mumbai 400 049 and **SHRI NAYAN S. PAREKH** an Adult presently residing at Nain Basera, 39 Presidency Society, 8th Road, JVPD Scheme, Vile Parle (W), Mumbai 400049, are legal heirs of the Vendors and hereinafter jointly referred to as the "**Confirming Party**" (which expression shall unless be repugnant to the context or the meaning thereof shall mean and include their respective heirs, successors, executors, administrators and assigns)

AND

NILKAMAL LIMITED, a company incorporated under the Indian Companies Act, 1956 and having its Registered Office at Survey No. 354/2 & 354/3, Near Rakholi Bridge, Silvassa Khanvel, Road, Vasona, Union Territory of Dadra and Nagar Haveli, its Corporate office at 77/78, 13&14 Road, M.I.D.C., Andheri (E), Mumbai 400093 hereinafter referred to as the "**Purchaser**" (which term or expression unless be repugnant to the context or meaning be deemed to mean and include its successor and assigns) of the **SECOND PART**.

Whereas:

1. The Agricultural land of Survey No. 396 admeasuring 0 Hector 93 Are of Village Kharadpada of the Union Territory of Dadra and Nagar Haveli (hereinafter referred to as "**said Land**") was in the name of Government and [1] Shri Chandravandan Premabhai Jadav and [2] Shri Mohanbhai Premabhai Jadav were possessor and their were entered with the Government in the revenue record of said Land by Patel Talati of Naroli vide entry No.82 as per the survey records received from the survey and Settlement officer, Dadra and Nagar Haveli Silvassa. The Patel Talati of Naroli has made necessary entry No.82 on 23-08-1965 in the revenue records of said Land.
2. The land reforms proceedings were carried out by the Administration of union territory of Dadra and Nagar Haveli, Silvassa under the Dadra and Nagar Haveli land reform regulation and rules made thereunder. The Land reform officer Dadra and Nagar Haveli, Silvassa had granted the occupancy rights in respect

FOR NILKAMAL LTD.

Authorised Signatory

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of said Land i.e. bearing Survey No.396 admeasuring 0 H 93 Are. situated at village Kharadpada of union Territory of the Dadra and Nagar Haveli in favour of [1] Shri Chandravandan Premabhai Jadav and [2] Shri Mohanbhai Premabhai Jadav vide land reform case No.LRO/2/14/74 on new and impartible tenure and accordingly the Patel Talati of Naroli had made necessary mutation entry No.661/4 on 19-09-1978 in the revenue records of said Land and name of government was deleted from the revenue record of said Land. Thus [1] Shri Chandravandan Premabhai Jadav and [2] Shri Mohanbhai Premabhai Jadav became absolute owner and possessor of said Land.

3. Thereafter the occupant [1] Shri Chandravandan Premabhai Jadav and [2] Shri Mohanbhai Premabhai Jadav and vendors Mrs. Vamanrai V. Parekh and Mrs. Sharad V. Parekh applied to the administration of Dadra and Nagar Haveli, Silvassa for obtaining necessary permission for Sale and Purchase of said Land.

4. Administration of Dadra and Nagar Haveli, Silvassa had thereafter vide order No. 1-1 (155) RD/LND/Sale/2004/280/05 dated 13.01.2005 granted permission for the sale of said Land on the terms and conditions provided therein.

5. Said [1] Shri Chandravandan Premabhai Jadav and [2] Shri Mohanbhai Premabhai Jadav after obtaining aforesaid permission from administration of Dadra and Nagar Haveli, Silvassa sold, transferred and conveyed aforesaid Land to Mr. Vamanrai V. Parekh and Mr. Sharad V. Parekh vide sale deed dated:01-02-2005 registered with Sub-registrar of Assurance at Dadra & Nagar Haveli Silvassa at Sr. No.194/2005.

6. Thereafter at the request of Vendors, name of confirming party was included as heirs of Vendors in revenue records and at the specific request of the Purchaser and for avoidance of further doubts Confirming Party has joined this sale deed as heirs of Vendor confirming the transaction agreed herein.

7. Further Purchaser has approached the Vendor for the sale of said Land to which Vendor has agreed, accordingly parties had jointly applied for the conversion cum sale permission for said Land to administration of Dadra and Nagar Haveli, Silvassa, which vide

For **NILKAMAL LTD.**

Authorised Signatory

order No. 1-1(261)RD/LND/NA/645 dated:25-01-2011, has granted permission for the sale of said Land on the terms and condition provided therein.

8. Accordingly Vendor has agreed to sale of said Land and Purchaser has agreed to Purchase said Land on the term and condition provided hereunder and are desirous of recording the same as under:

NOW THEREFORE THIS SALE DEED WITNESSTH AS UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES: -

1. The Parties hereto agree and confirm that all the recitals, schedules of this execution form part and parcel of the operative part of this deed.
2. The Vendor do hereby and hereunder grant, sell, convey, assure and transfer and assign unto the Purchaser all Piece and parcel of said Land together with all other rights, title, interest, use, inheritance, easements, privileges, ways, passage, benefits, possession, benefits, claims and advantages of the right and appurtenances whatsoever both at law and in equity of Vendor in and upon the said Land and **TO HAVE AND TO HOLD** said Land hereby granted, released, conveyed, transferred and assured or intended unto and to use the benefits of the Purchaser absolutely and forever at rate of Rs. 2200/- Per Sq.mts. thereby aggregating to total consideration of Rs. 2,04,60,000/- (Rs. Two Crore Four Lakhs Sixty Thousand Only). Vendor do hereby acknowledges and confirms receipt of the same and discharges forever the Purchaser from all and any liability of payment of pursuant the sale of said Property.
3. Vendor doth hereby for itself their heirs, executors and administrators covenant with Purchaser that notwithstanding any act, 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 them, made done, committed or omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full, power and absolute authority to grant, convey, transfer and assure the said Land hereby granted, released or assured or intended so to be unto and to the use of the Purchaser in the manner Purchaser deem fit and appropriate.

For NILKAMAL LTD.

Authorised Signatory

[Signature]

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4. The Vendor further declares and confirms to the Purchaser that the title of the said Land is clear, valid and marketable, transferable and free from all encumbrances and no litigations of any nature is pending in any court or before any other authority.
5. Vendor assures the Purchaser that Purchaser shall and may at the all times peaceably and quietly enter upon, have, occupy, posses and enjoy the said Land and hereditaments and receive rents, issues and profits thereof and of every part thereof to and for Purchaser's own use and benefits without any suit eviction interpretation claim, demand whatsoever from or by the Vendor or his heirs or any of them or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for Vendor.
6. The Vendor further declares and assures that Vendor has not entered into any agreement/deed for sale or lease, trust, tenancy, mortgage, leave and license, gift, release, charge, lien, easement or otherwise in respect of the said Land and the said Land is free from all encumbrances, claims and demands of any nature whatsoever. The Vendor do hereby declare that they have not created any trust, charge, lien, mortgage, easement, or encumbrances whatsoever on the said Land and the Vendor have good right full power and absolute authority to sell, transfer and assign the said Land to the Purchaser and the every part thereof to the Purchaser in the manner intended hereby.
7. The Vendor declare that the said Land and/or any part thereof is not subject to any attachment or lispendency by anyone whomsoever nor have Vendor received any notice of acquisition from any concerned authority or central/state government.
8. Vendor further declares and confirms that the said Land or any part thereof is neither acquired nor has been notified under relevant laws for acquisition by concern government.
9. Vendor assures that the Purchaser is authorized to get the mutation effected in its own name by presenting this sale deed in the office of appropriate authorities and Vendor shall provide all the co-operation /assistance as may be required for the same.

For NILKAMAL LTD.

Authorised Signatory

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10. The Vendor hereby declare and confirm that the said Land conveyed is free from any defect in title, encumbrance, charge loss, claim of any kind whatsoever and is not subject to any charges or arrears of taxes, levies, dues from any statutory authorities or any other debt or liabilities.

11. The Vendor undertakes to execute and cause to be executed such documents, deeds, instruments and writings as may be required by the Purchaser and extend all such help and assistance as may be necessary or required by the Purchaser for the purpose of vesting in the Purchaser all their rights, title and interest of said Land/said Property.

12. The Vendor has paid any and all applicable taxes, levies, charges, dues, demands or any other dues in any Government department/authorities in connection with said Land till date of transfer of ownership including charges accruing, arising or falling due to any local authority and Government department have been paid by the Vendor. Any taxes, levies, charges levied after the date of this deed shall be the borne and paid by the Purchaser.

13. It is agreed between the parties that the Purchaser shall bear all the cost of stamp duty, registration of this Sale Deed or any other agreement/s. The Vendor shall attend the office of the Sub-Registrar of Assurances as and when required by the Purchaser to register this Sale Deed.

Schedule

All that piece or parcels of non-agricultural land bearing Survey No.396 measuring 0- Hector 93 Are (9300 Square Meters) of Village Kharadpada of Union territory of Dadra and Nagar Haveli and Bounded as Under:

On or towards the North : Kotar
On or towards the South : Land of Survey No.394/1
On or towards the East : Land of Survey No.396 and Survey of.397/1
On or towards the West : Kotar

The copy of the map of the above said land is annexed hereto as Annexure

"A"
NILKAMAL LTD
Authorised Signatory

Handwritten signature

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SIGNED AND DELIVERED
BY THE WITHIN NAMED Vendor
Shri Vamanrai V. Parekh
Shri Sharad V. Parekh,
through its constituted attorney
Mr. Piyush M. Desai (P.O.A.)

1. W (Milan Desai)

Prisei
(P. A. H.)

Shri Hiten V. Parekh
Shri Manish V. Parekh,
Shri Nayan S. Parekh

through its constituted attorney
Mr. Piyush M. Desai (P.O. A)

1.

Præci
(A. A. H.)

SIGNED AND DELIVERED BY THE
WITHIN NAMED Purchaser Nilkamal
Limited through its constituted
attorney

Mr. S. Gopalakrishnan (P.O.A)

1. 

FOR NILKAMAL LTD
Authorized Signatory

3

Receipt

Received the following Cheque for the total sum of Rs. 2,04,60,000/- (Rs. Two Crore Four Lakhs Sixty Thousand Only) being full and final payment consideration from within named purchaser Nilkamal Limited being all that piece or parcels of non-agricultural land bearing Survey No.396 admeasuring 0- Hecter 93 Are (9300 Square Meters) of Village Kharadpada of Union territory of Dadra and Nagar Haveli the details thereof are as under :

Sr. No.	Cheque No./	Name	Date	Name of Bank	Amount Rs.
1	143901	Shri Vamanrai V. Parekh	16-05-2011	Corporation Bank	Rs.1,22,76,000/-
2	143902	Shri Sharad V. Parekh	16-05-2011	Corporation Bank	Rs.81,84,000/-
			Total		Rs.2,04,60,000/-

We SAY RECEIVED.

Received
P.A.H.

Shri Vamanrai V. Parekh

Received
P.A.H.

Shri Sharad V. Parekh

"VENDORS"

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[Signature]
चिकित्सा अधिकारी
Medical Officer I/C.
प्राथमिक स्वास्थ्य केन्द्र
Primary Health Center
नराला Naroli

Nilkamal Ltd.
Shri / Ms. _____
Through its Director / Partner / PAO Holder PAO H
Shri S. Gopal Krishna
Age About 45 years Occupation Silvassa
Business / Service Residing At _____

The Executant (S) Admin Execution For NILKAMAL LTD.

Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

Authorised Signatory
(P.A.H.)

17 JUN 2011

Vijay Sai V. Panek & others
Shri / Ms. _____
Through its Director / Partner / PAO Holder PAO H
Shri Vijay Sai V. Panek
Executing Party 40 Years Occupation Silvassa
Business / Service Residing At _____

The Executant (S) Admin Execution

Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

Author
(P.A.H.)

17 JUN 2011

Hiden V. Panek & others
Shri / Ms. _____
Through its Director / Partner / PAO Holder PAO H
Shri Hiden V. Panek
Executing Party 40 Years Occupation Silvassa
Business / Service Residing At _____

The Executant (S) Admin Execution

Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

Author
(P.A.H.)

17 JUN 2011

Janak D. Desai
Shri Janak D. Desai
Age About 40 years Occupation Business
Residing At Silvassa And Known To The
Sub-Registrar State That The Personality
Known The Above Executant (S) And
Identify Him / Them

Sub-Registrar
Dadra & Nagar Haveli
SILVASSA

Author
(P.A.H.)

17 JUN 2011

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FOR NILKAMAL LTD.
(P.A.H.)
Authorised Signatory

[Signature]
(P.A.H.)

Registered No. 1660
At Page 227 to 228
Volume 7 of Book No 84
Date 17/06/2011



[Signature]
Registrar
SILVASSA

Total pages from 1 to 10

The Original document is returned to Shri Piyush Desai

Who has produced original Registration Receipt on 20 JUN 2011

[Signature]
Registrar
SILVASSA

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