主任 张州SANAUREAR JUCH BANK LTD.

BAZAR BRANCH, RAJMAHAL ROAD, 1ST FLOOR GANDHI SHOPPING CENTRE, MEHSANA - 384 681

00000 MRs.≋0673130≋ 15.11.2016

Marie Technico Indystories Utd.

Address 103/ Pocitup Bhunum, New Delhi

Value F. 673130/-(Words SIX ICIKL Seventy Three Thousand one hundred THE MUNDER THISTY ONLY

.. Buda. BAZZE Licence No. 1503/0000/AUAV/26/2006

THE WENSAMA U. BAN CO-OP BANK LIN. (84240.000NGM4







SALE DEED

(For Rs. 1,37,37,341/-)

For Old Tenure Agricultural Land bearing Revenue Survey No. 668 admeasuring 18,110 sq. mtrs. situated, lying and being at Mouje-Vanod, Taluka- Dasada in the Registration District of Surendra Nagar, for total sale consideration of Rs. 1,37,37,341/- (Rupees One Crore Thirty Seven Lacs Thirty Seven Thousand Three Hundred Forty One Only).

पराम् स्टूटिंग र वित्र देश करात्र मा





THIS SALE DEED made at Patdi on this 15^h day of November, 2016 BY AND BETWEEN:-

THE VENDOR FIRST PARTY



SHIVABHAI AMBARAMBHAI PATEL PAN No. Form. No.60, occupation-farmer, Indian National and resident of Village Vanod, Tal. Dasada, Distt. Surendranagar. Age - 71

Hereinafter in this Sale Deed referred to as "THE VENDOR" or "THE FIRST PARTY", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said "VENDOR" and his respective heirs, agents, administrators, legal representative and assignees of the FIRST PARTY.

PURCHASER: THE SECOND PARTY

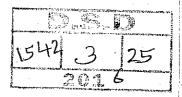
TECHNICO INDUSTRIES LIMITED<u>PAN No AAACT4445P</u>

A Company registered under the Companies Act, 1956 in the office of Registrar of Companies, NCT of Delhi & Haryana under Regn. No. U74210DL1985PLC019823 having its registered office at 103, Pratap Bhawan, Bahadur Shah Zafar Marg, New Delhi-110002 through its Authorised Signatory, Mr. Sanjeev Sharma.

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Hereinafter in this Sale Deed referred to as "THE PURCHASER" or "THE SECOND PARTY", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said "PURCHASER" and its administrators, legal representative and assignees of the SECOND PARTY.

CONFIRMING PARTY: THIRD PARTY

SURESHBHAI SHANKARBHAI

PATEL,

PAN No. ACDPP 7-346 K Age: 40 years occupation- farmer, Indian national and resident of Vill. Vanod, Taluka Dasada Dist.Surendra Nagar. Gujarat. Hereinafter in this Sale Deed referred "THE to as CONFIRMING PARTY" or "THE THIRD PARTY", expression shall unless it be repugnant to the context meaning thereof be deemed to and include the "CONFIRMING PARTY" and his respective heirs, agents, administrators, legal representative and assignees of the THIRD PARTY.



WHEREAS the Vendor by virtue of family partition is seized and possessed and well and sufficiently entitled to the immovable property being old tenure agricultural land bearing Revenue Survey No. 668 admeasuring 18,110 sq. mtrs. situated, lying and being at Mouje Vanod Taluka Dasada in the Registration District of Surendra Nagar, free from encumbrances (hereinafter referred to as the "Said Land").

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	2016	

On or before 1965, the Old Tenure Agricultural Land of Survey No. 668 was belonging to Patel Ambaram Talsi.

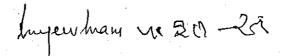
Thereafter Patel Ambaram Talsi had done family partition regarding his different lands among his family members, and the agricultural land of survey no. 668 came into the share of Shivabhai Ambarambhai Patel. The entry to that effect was entered in the revenue records of mutation by entry no.2461 dated. 17-5-1992 which was duly certified on dated. 7-1-1993 by the concerned revenue authority. Thus Shivabhai Ambarambhai Patel became the absolute owner of the Said Land.



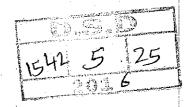
Thereafter Deed of Agreement to Sell was executed by Shivabhai Ambarambhai Patel in favour of Sureshbhai Shankarbhai Patel ("Confirming Party") duly registered with Notary under serial no. 6210 on dated 14-9-2016.

The Confirming Party hereby has waived his rights under Agreement to Sell, duly registered with Notary under serial no. 6210 on dated 14-9-2016, in favour of the Purchaser, and now he is not having any type of rights on the Said Land.

Further the Purchaser wants to purchase the Said Land bearing Survey No.668 admeasuring 18,110 sq. mtrs. from the Vendor for a bonafide industrial Use and the Vendor agrees to sell the Said Land to the Purchaser more particularly described in the Schedule hereunder for a total sale consideration of Rs. 1,37,37,341/-(Rupees One Crore Thirty Seven Lacs Thirty Seven Thousand Three Hundred Forty One Only).







Further as the Purchaser is not agriculturist and also non resident of Gujarat State and as per prevailing law the Purchaser shall obtain permission for a bonafide industrial purpose under Section 55 of The Saurashtra Gharkhed, Tenancy Settlement and Agricultural Lands Ordinance, 1949 after the purchase of the Said Land.

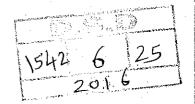
NOW THIS INDENTURE WITNESSETH AS UNDER:-



- The Purchaser has paid a total price consideration of Rs. 1,37,37,341/- (Rupees One Crore Thirty Seven Lacs Thirty Seven Thousand Three Hundred Forty One Only) on the execution of these presents to the Vendor by demand draft no. 046246 dated 11.11.2016 drawn on Indian Bank, Connaught Place, New Delhi Main Branch. The receipt whereof the Vendor hereby admits and acknowledges.
- 2. The Vendor hereby sells, grants, conveys, transfers unto the Purchaser, the Said Land, together with fences, trees, drainages, water courses, plants, paths, passages, lights, electric connections, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the Said Land along with all deeds, documents, writings and other evidences of title relating to the Said Land.
- 3. The Vendor has received full consideration amount for sale of Said Land and that the quiet, vacant and peaceful possession of the Said Land has been delivered by the Vendor to the Purchaser and has also released and transferred

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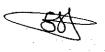


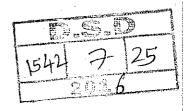


his all right, title, interest whatsoever he held in the Said Land in favour of the Purchaser.

- 4. The Purchaser shall be entitled to peacefully hold and enjoy the Said Land without any interruption or interference of any nature whatsoever from the Vendor or from any representative or any other person claiming against, through, under or in trust for the Vendor.
- 5. The Vendor assures the Purchaser that the Said Land is free from all kinds of Encumbrances including prior sale, gift, mortgage, will, trust, exchange, lease, legal flaw, claims, demand, surety, security, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered Encumbrances whatsoever and there is no act done or undertaken by the Vendor or any other person claiming through or under the Vendor which will in any manner impair the Purchaser's right and title to the Said Land.
- 6. It will be lawful for the Purchaser, at all times hereafter, to enter into and hold, enjoy, enter upon, occupy, possess the Said Land and to lease/sell/transfer/assign/mortgage the same and also to receive the rents and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendor or any other person or persons claiming against, through, under or in trust for Vendor.

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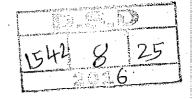


- 7. The Vendor is left with no right, title, interest, claim or concern of any nature whatsoever in the Said Land and the Purchaser has become the absolute owner of the Said Land with full rights to use, enjoy, sell, transfer or deal with it in any manner whatsoever.
- 8. The Vendor will, at the request of the Purchaser and/or its affiliates and permitted assigns, do or execute or cause to be done or executed all such lawful acts, deeds and things for further and more perfectly conveying and assuring the Said Land and every part thereof in favour of the Purchaser in the manner as aforesaid according to the true intent and meaning of this Sale Deed.
- 9. Upon execution and registration of this Sale Deed, the Purchaser can get the Said Land recorded in its own name in the revenue records and other concerned Governmental Authorities on the basis of this Sale Deed or its certified true copy. The Vendor will provide all assistance as may be required by the Purchaser under any applicable Law for getting Purchaser's name recorded in the revenue records or in the records of any other concerned Governmental Authorities as the absolute, lawful, beneficial and sole owner in respect of the Said Land, free from any Encumbrances.
- 10. Any claim by the Vendor or any prior title holder of the Said Land or any other predecessor in interest or anyone claiming through or under them have any objection or raise any claim

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with regard to the Said Land (including but not limited to title or consideration/compensation/adequacy thereof), prior to the handing over of the Said Land by the Vendor will be sole liability and responsibility of the Vendor and will be settled by the Vendor at his own cost and responsibility, without any recourse to the Purchaser.

- 11. All rates, taxes, charges, levies and other assessments levied or leviable on the Said Land by any Governmental Authority including property tax, water and electricity charges of the Said Land, have been paid by the Vendor till the date of handing over of the peaceful, absolute and physical possession of the Said Land by the Vendor to the Purchaser and after the handing over of possession all rates, taxes, charges pertaining to period after the date of handing over of possession shall be paid and borne by the Purchaser. If any rates, taxes, charges, levies and other assessments are found to be due or unpaid, the Vendor shall be liable to pay the same and failing which, the Purchaser shall be entitled to recover them from the Vendor and deposit the same with the concerned Authorities.
- 12. In the event of any acquisition of Said Land or any part thereof by any Governmental Authority, the Purchaser shall be exclusively entitled to recover the entire compensation against the acquisition of the Said Land or any part thereof and also solely and exclusively be entitled to receive the alternative land as compensation against the acquisition of the Said Land or any part thereof directly from the concerned Governmental Authority to the exclusion of the Vendor or



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his heirs, successor and permitted assigns or prior title holders.

- 13. The Vendor acknowledges and agrees that the Said Land is free and clear of all Encumbrances and the Purchaser is relying upon the representations, covenants, warranties and assurances made in this Sale Deed.
- 14. The Vendor shall hand over all original documents including title deeds in his power and possession in respect of the Said Land including the latest Village Form Nos. 7, 12, 6 and 8A to the Purchaser simultaneously with the signing of this Sale Deed.
- 15. The Vendor covenants with the Purchaser that the Vendor shall and from time to time hereafter at the request of the Purchaser do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurance in law whatsoever for better, further and more perfectly and absolutely conveying the Said Land and every part thereof hereby granted in to and to the use of the Purchaser, its executors, successors and assigns in law as shall or may be reasonably required.
- 16. The Vendor declares, assures and confirms to the Purchaser that no litigations or proceedings of any nature concerning him or the Said Land or concerning any predecessors in title in respect of the Said Land are pending before any judicial, quasi judicial, revenue, local, state, or any other government



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or semi government authorities and that the Said Land is not under any acquisition, requisition or any reservation for any purpose. The Vendor further declares that he has not entered into any other agreement or arrangement, oral or written, with any other person whomsoever nor have created any charge or encumbrance over the Said Land and the title of the Said Land is clear and marketable.



- 17. The Vendor declares that he has not received any notice under the Land Acquisition Act, The Saurashtra Gharkhed, Tenancy Settlement and Agricultural Lands Ordinance, 1949, The Gujarat Town Planning and Urban Development Act or any other Statutory Enactment or from government under the Urban Land (Ceiling & Regulation) Act, 1976 for requisition or acquisition of the Said Land. The Vendor declares that he has not been restrained by any court of law or authority for transferring or alienating the Said Land in any manner of whatsoever nature either under interim injunction or otherwise.
- 18. The Vendor further binds himself and agrees to indemnify and keep indemnified the Purchaser in respect of any defect in the title of the Said Land all the time and to remove the defects if any, in title at his own costs and risks.
- 19. If it is ever proved that the Said Land is subject to the Encumbrances or if any portion of the Said Land is ever taken away or goes out from the possession of the Purchaser on account of any legal defect in the ownership and title of the Vendor of the Said Land, then the Vendor will be liable

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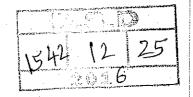
and responsible to make good the loss suffered by the Purchaser and keep the Purchaser saved, harmless and indemnified against all such losses and damages suffered by the Purchaser.

- 20. The Purchaser is freely and absolutely acquitted, exonerated, released and forever discharged by the Vendor, saved, defended, kept harmless and indemnified, of, from and against, all former and other Encumbrances, already made, created, executed, occasioned or suffered by the Vendor or by any other person lawfully or equitably claiming from, under or in trust for him.
- 21. In the event any bills/claims received pertaining to any dues in respect of the Said Land for any period, prior to and including the date of handing over the possession of the Said Land by the Vendor in favour of the Purchaser, shall be paid by the Vendor and the Vendor shall keep the Purchaser indemnified on that account, irrespective of when the claim/bill is received.
- 22. The Vendor declares that he does not fall under the list of Schedule Tribes in the State of Gujarat.
- 23. Vendor shall sign and provide all necessary papers required in connection with obtaining permission after sale of Said Land to the Purchaser from the District Collector and other relevant departments.
- 24. The Vendor declares that the Said Land is situated within the Village Limit of Mouje Vanod and the same has not

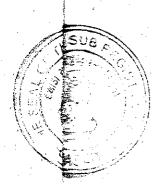
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been covered or declared to be situated within the SCHEDULE/NOTE/LIST of "Disturbed Areas" as mentioned in the 'Gujarat Prohibition of Transfer of Immovable Property and Provision for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1986 and hence no permission thereunder is required to be obtained for sale/transfer of the Said Land by the Vendor to the Purchaser.



- 25. All the expenses such as stamp duty and registration fees in relation to the execution and registration of this Sale Deed shall be borne by the Purchaser.
- 26. Any dispute between the parties is subject to jurisdiction of courts at Distt. Surendra Nagar, Gujarat.

The schedule above referred land is mentioned hereunder:-

SCHEDULE

All that piece or parcel of Old Tenure Agricultural Land bearing Survey No.668 admeasuring 18,110 sq. mtrs. situated, lying and being at Mouje Vanod, Taluka Dasada in the Registration District of Surendra Nagar and Sub-District of Dasada-Patdi.

The said land is bounded as follows:

East : Survey No. 667

West : Survey No. 669

North: Survey No. 670

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South

: Survey No. 665

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands hereunder on this /5h day of November, 2016 at Patdi.

41-211-21 परेटा श्राटमानार्था वर्द्र ट्यारका

SHIVABHAI AMBARAMBHAI PATEL

For Technico Industries Ltd.

well. MACHE Signatory TECHNICO INDUSTRIES LIMITED

(PURCHASER)

SURESHBHAI SHANKARBHAI PATEL (CONFIRMING PARTY)

WITNESSES:-

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PROPERTY/LAND PHOTOGRAPH

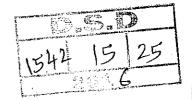


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VENDOR

PURCHASER CONFIRMING PARTY

Add.:- Survey No. 668 land admesuring 18,110 sq. mtrs. Mouje Vanod, Taluka Dasada, Dist. Surendranagar.



PROPERTY/LAND PHOTOGRAPH



VENDOR

PURCHASER CONFIRMING PARTY

Add.:- Survey No. 668 land admesuring 18,110 sq. mtrs. Mouje Vanod, Taluka Dasada, Dist. Surendranagar.

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તા પ્રકાર તરનું નામ

_{ક્ર્ય} વિગતો

મોજે :

પાનું : 1 of 1 વણોદ

દસાડા તાલુકો :

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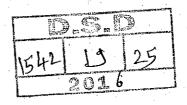
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નામજુર &-તકરારી *-૨૯ આપ્રતાર ગાળ તા ત્યા. આણની નકલ/ Chargable Copy અંકે રૂ. 5/- (રૂપીથા પાંચ પુરા) મેળેલ છે, આભાર સર્દ પીંટ તા. 15/11/2016 15:58:54 જેલ્ય : રાષ્ટ્રીય સૂચના-વિજ્ઞાન કેન્દ્ર, ગુજરાત રાજ્ય — નકલ આપનાર કચેરી : મામલતદાર કચેરી દસાડા





Managing Director

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B. R. BHARWAD NOTARY GOVT. OF GUJARAT. INDIA

Page 3 of 4



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: : પરિશિષ્ટ : :

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ

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લખી ચ	માપનાર,સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :	''''' ''''
۹ .	લેખમાં દર્શાવ્યા મુજબ	
	ખેતા/વિ નખેત ીની મિલકતનો <u></u> ? (લેખનો પ્રકાર) લેખ કરી આપેલ છે ?	\$)
₹	લેખમાં દર્શાવ્યા મુજબ	\$1
3	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	25)
	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	31
ų	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હ્યાત છે?	
5	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ એ સહી/અંગુઠાનુ નિશાન કરેલ છે?	
	પાવર ઓફ ઍટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	
	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યકિતઓ સાથે લાવ્યા છો ?	121
	. આપનારને પુછવાના પ્રશ્નો :	
	સ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને ૧મે જાતે ઓળખો છો ?	'ç'
. 8	સ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે ?	7.
8	ોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે તાતરી આપો છો ?	3)

લખી આપનાર/સંમતિ આપનાર/કુ.મુની સફી

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ઓળખાણ આપનારની સહી

010127 (32010117VO14)

(સહી) સબ રજીસ્ટ્રાર :

94515 :

Page 3 of 4





: દસ્તાવેજમાં કરવાના શેરાનો નમુનો :

'નોંધણી સર નિરીક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૫/૨૦૧૫ ના પરિપત્ર કમાંક : ઈજર/વહ્ટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧/૧૧/૨૦૧૬ ના પરિપત્ર કમાંક : ઇજર/વહ્ટ/૩૪૭/૨૦૧૪/૩૨૩૯૨ થી ૩૨૭૫૭ મુજબ લખી આપનાર નં. પ્રેટિંટિને દસ્તાવેજની વિગતે સમજત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની ઓળખની ખાતરી આપતા રજીસ્ટ્રેશને એક્ટ-૧૯૦૮ ની કલમ-૩૪,૩૫,૫૮ અને ૫૯ હેઠળની કાર્યવાદી પુરી કરી.

9705/199/2016

संजर्भ स्ट्रार.....

ESM24-MISSO



DASADA

1542 | 22 | 25

2016

Rs.

137380

260

0

137640

2016124005830

(26

Receipt No :-

Registration

Other Fees

TOTAL:-

Side Copy Fee

Received Fees as following

11/16 5:26:25 pm

Version:1.1.2016.16

Serial No.

1542

Presented of the office of the Sub-Registrar of

S.R.O - Dasada-Patdi

Between the hour of

16 to 17 on Date

15/11/2016





lujouhan

TECHNICO INDUSTRIES LIMITED through its Authorised Signatory Mr.Sanjeev Sharma



(A.P.PRAJAPATI)

Sub Registrar

S.R.O - Dasada-Patdi



Sub Registrar

S.R.O - Dasada-Patdi

Party Name and Address

and Address Age

Photograph

Thumb Impression

Signature

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Shivabhai Ambarambhai Patel At- Vanod, Ta-Dasada , Dist-Surendranagar PANNO:FORM60 74





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TECHNICO INDUSTRIES LIMITED through its Authorised Signatory Mr. Sanjeev Sharma At- 103, Pratap Bhawan, Bahadur Shah Zafar Marg, New Delhi PANNO:AAACT4445P 48





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Sureshbhai Shankarbhai Patel

At- Vanod, Ta-Dasada, Dist-Surendranagar PANNO:ACDPP7346K 42



Executing Party admits execution

DASADA 1542 2016

11/16 6:00:43 pm

Version:1.1.2016.16

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Conformer No.

Date:

15/11/2016

(A.P.PRAJAPATI)

Sub Registrar S.R.O - Dasada-Patdi



Form No 60 Present in certified format as per Income Tax Rules 1962

Executant No.

Claiment No.

15/11/2016

Conformer No.

Date:

Sub Registrar S.R.O - Dasada-Patdi

Received Copies of Certified Evidence of Seller , Buyer and Identifiers of Document

Date

15/11/2016

(A.P.PRAJAPATI) Sub Registrar

S.R.O - Dasada-Patdi

DASADA 1542 25 25 2016

/11/16 6:28:09 pm

Version:1.1.2016.16

1 Book No.

1542

Registered No.

Date: 15/11/2016



(A.P.PRÄJAPATI) Sub Registrar S.R.O - Dasada-Patdi



