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3 JUL 2017

SALE DEED

IN RESPECT OF

DEED OF SALE in respect of an N.A. Land in sim of village Varsamedi,
Taluka Anjar Kachchh, Survey No.726-2 for consideration of Rs.
1,39,00,000.00

EXECUTED BY

WELSPUN ANJAR SEZ LIMITED,
through its Authorized Signatory
Mr. Mahendrasinhji Fatehsinhji Sodha

IN FAVOUR OF

GRG ACCESSORIES PRIVATE LIMITED
through its Authorized Signatory
Mr. Vijaykumar Parshottambhai Thakkar,

EXECUTED ON

d day of June, 2017

AT ANJAR - KACHCHH

Drafted By

CHHAYA ADVOCATES
H-25, 1st Floor, Jain Colony,
New Anjar, Anjar - Kachchh.
Ph. [02836] 242698, 242898

INDIA NON JUDICIAL
Government of Gujarat

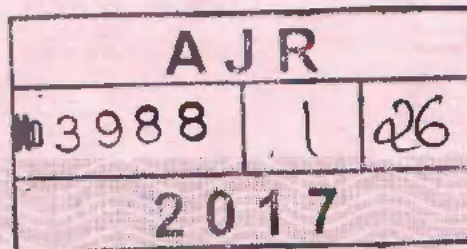


सत्यमेव जयते

Rs.
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Certificate of Stamp Duty

Certificate No. : IN-GJ45941923783145P
Certificate Issued Date : 03-Jun-2017 12:10 PM
Account Reference : IMPACC (FI)/ gjelimp10/ ANJAR/ GJ-BJ
Unique Doc. Reference : SUBIN-GJGJELIMP1044264715567734P
Purchased by : NIRAG CHHAYA
Description of Document : Article 20(a) Conveyance - Immovable Property
Property Description : CERTI.NO.IN-GJ45834875287041P, R S NO.726-2,
VILL.VARSAMEDI, TA.ANJAR KACHCHH.
Consideration Price (Rs.) : 1,39,00,000
(One Crore Thirty Nine Lakh only)
First Party : GRG ACCESSORIES PVT LTD
Second Party : WELSPUN ANJAR SEZ LTD THR AUTH
Stamp Duty Paid By : GRG ACCESSORIES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



UP 0000167932

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcslamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ45834875287041P

Certificate Issued Date : 02-Jun-2017 12:02 PM

Account Reference : IMPACC (FI)/ gjelimp10/ ANJAR/ GJ-BJ

Unique Doc. Reference : SUBIN-GJGJELIMP1044067481868619P

Purchased by : GRG COSTPIN PVT LTD THR AUTH

Description of Document : Article 20(a) Conveyance - Immovable Property

Property Description : R S NO.726-2, VILL.VARSAMEDI, TA.ANJAR KUTCH.

Consideration Price (Rs.) : 1,39,00,000
(One Crore Thirty Nine Lakh only)

First Party : GRG COSTPIN PVT LTD THR AUTH

Second Party : WELSPUN ANJAR SEZ LTD THR AUTH

Stamp Duty Paid By : GRG COSTPIN PVT LTD THR AUTH

Stamp Duty Amount(Rs.) : 6,81,100
(Six Lakh Eighty One Thousand One Hundred only)

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Statutory Alert:

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DEED OF SALE in respect of an N.A. Land in sim of village Varsamedi, Taluka Anjar Kachchh, Survey No.726-2 for consideration of Rs. 1,39,00,000.00

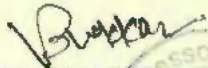
THIS DEED OF SALE made on this 03rd day of June, 2017

IN FAVOR OF

GRG ACCESSORIES PRIVATE LIMITED

a company registered under the Indian Companies Act, 1956,
having its Registered Office at
805, Aggarwal Millenium Tower-I, Netaji Subhash Place,
Pitampura, Delhi – 110034,
PAN - AAGCG4008H

Type of Document :- SALE	Consideration Rs. 1,39,00,000/-
Name of Village : VARSAMEDI	
Survey No. : 726/2 Block No.: _____ T.P. No. : - _____ F. P. No. : _____	
Total Area : 14063.00 Sq.Mtrs.	


PURCHASER



3 JUN 2017




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through its Authorized Signatory

Mr. Vijaykumar Parshottambhai Thakkar,

Age 36 about, Indian, Service by Occupation,

Residing at Plot No. 90-B, Yogeshwar Nagar,

Hospital Road, Yogeshwar Four Cross, Anjar-Kachchh

Aadhar Card No. 440682625625,

Mobile No. 9826777791

hereinafter referred to as **"THE PURCHASER"** of the **FIRST PART.** (which expression shall unless it be repugnant to the context or meaning thereof shall include its administrators, successors and assigns)

BY

WELSPUN ANJAR SEZ LIMITED,

a company registered under the Indian Companies Act, 1956,

having its Registered Office at

Welspun City, Varsamedi,

Taluka Anjar- Kachchh

having its PAN No. AAACW6496R

through its Authorized Signatory

Mr. Mahendrasinhji Fatehsinhji Sodha,

Age 52 about, Indian, Service by Occupation,

Residing at Welspun City, Village Varsamedi,

Ta. Anjar-Kachchh

Driving License No. GJ0120050084160,

Mobile No. 9879611444

hereinafter referred to as **"THE VENDOR"** of the **SECOND PART.** (which expression shall unless it be repugnant to the context of meaning thereof shall include its administrators, successors and assigns)

(...5/-)

Type of Document :- **SALE**Consideration Rs. **1,39,00,000/-**Name of Village : **VARSAMEDI**Survey No. : **726/2** Block No.: _____ T.P. No. : - _____ F. P. No. : _____Total Area : **14063.00 Sq.Mtrs.**

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WHEREAS :

A. All that piece and parcel of land, well and sufficiently described in the schedule appearing hereunder at the apex of these presents was originally field bearing old survey No. 26/1 admeasuring Acre 3-34 Gunthas, was originally Inam land and was governed by the provisions of the Bombay Inams (Kutch Area) Abolition Act, 1958. (Hereinafter referred to as "Said Act" for sake of brevity and convenience)

B. The then State government of Bombay, in public interest to abolish certain Inams in Kutch area has enacted the said Act.

As per provisions of Sec. 4 of the said act, all Inams and sub-Inams were abolished from the appointed date i.e. 31st December, 1958. Notwithstanding anything in any usage, custom, settlement, grant, agreement, deed or in any decree or order of the court or in any law for the time being applicable to any Inam in the Kutch.

D. Section 7 of the said act provides for the conferment of occupancy rights in respect of Inam lands to which Sec. 6 does not apply. According to said Section, if such Inam land is in possession of Butedar, Ret Butedar or any other person holding it as a tenant, such Butedar, Ret Butedar or other person shall be primarily liable to the State Government for payment of land revenue in respect of land and entitled to all rights and shall be liable to all obligations in respect thereof as an occupant under the Bombay Land Revenue Code and Rules made thereunder. And such person is liable to pay occupancy price as directed under said section and occupancy conferred upon him is transferable and heritable.

E. Said land was belonged to one Kanji Vishram Suthar as a Butedar and was holding transferable rights by virtue of Sec. 7(1) of the Bombay Inam Abolition Act, 1958. His such rights were acknowledged vide entry No. 37 in

(...6/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No.: _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

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Village Form No. 6, Record of Right, duly entered into during the preparation of revenue records for the first time upon application of survey settlement to this area for first time under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Said entry was promulgated on date 23.07.1962 under the provisions of said BLR Code.

E. Thereafter upon family arrangement and partition between the Kanji Vishram Suthar and his heirs and legal representatives, field bearing old survey No. 26/1 along with others was assigned to his elder son Suthar Velji Kanji. Pursuant thereto an entry No. 397 dated 10.05.1963 in Village Form No. 6, Record of Right has been entered into and duly certified on date 29.06.1963 under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

Thereafter upon application of new survey settlement to this area under the provisions of the Bombay Land Revenue Code and Rules made thereunder a new revenue records were prepared and said land was surveyed as a new survey No. 726/2 and its area was fixed as Acre 3-19 Gunthas and same was mutated in the name of Velji Kanji Suthar vide entry No. 372 in Village Form No. 6, Record of Rights of new revenue records. Said entry was duly promulgated under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

H. Thereafter on sad demise of said Velji Kanji Suthar on date 13.07.1995, right title and interest in said field along with others, devolved unto his heirs and legal representatives viz. Shantiben Veljibhai Gajjar, Suryakant Veljibhai Gajjar, Yogesh Veljibhai Gajjar and Anil Veljibhai Gajjar. Pursuant thereto an entry No. 1252 dated 29.03.1996 in Village Form No. 6, Record of Right has been entered into and duly certified on date 18.05.1996 under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Thereby they became joint owners of field referred in below schedule.

(...7/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No.: _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

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The Vendor in erstwhile entity of Net Line Press Limited through its Advocate Shri S. D. Chhaya has got published a Public Notice in Kutchmitra daily of Kachchh District inviting objections, claims, rights, title etc. from the general public in respect of the said field. No one have come forward to lodge any such objections, claims, etc. within time stipulated in said public notice. As such, in view of that, the land is free from third party claims, rights, or encumbrances.

On non-receipt of such objections, the Net Line Press Limited had purchased the said land from Shantiben Veljibhai Gajjar, Suryakant Vljibhai Gajjar, Yogesh Veljibhai Gajjar and Anil Veljibhai Gajjar vide registered sale deed dated 29.07.2006. Said deed is registered before the Sub-Registrar, in Book No. 1 at Reg. No. 5490 dated 29.07.2006.

That the Vendor company was originally incorporated under the Indian Companies Act, 1956, registered before the Registrar of the Companies, Gujarat, Dadra and Nagar Haveli as Net Line Press Limited vide No. 04-27871 and its incorporation date was 22.11.2002. Thereafter change of name was took place as Welspun Anjar SEZ Limited and its incorporation number is 02210GJ1995PLC027871 and its incorporation date is 10.08.2006. Welspun Anjar SEZ Limited is engaged in business of developing industrial parks and a Special Economic Zone for establishment of industrial and commercial undertakings by constructing roads, buildings, structures, arranging water supply, electricity supply and other energy sources, developing sewage system, effluent treatment systems, hotels, restaurants, recreational center, garden, hospitals, etc. and to provide all other amenities and facilities as may be necessary for establishment of Industrial park and Special Economic Zone and as enumerated in details in Memorandum and Article of Association of the company. However, Certificate U/s. 89-A of the Bombay Tenancy and Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1958 to purchase an agricultural land for bonafide industrial use. Such certificate in respect of S. No. 726/2 has been issued by the Deputy Collector, Anjar vide No.

(...8/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No.: _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

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MM/WS/1272/2006 dated 25.04.2007 in name of changed name of Welspun Anjar SEZ Ltd. On grant of such certificate, an entry pursuant to sale in respect of said survey number in favour of Netline Press Limited was entered into Village Form No. 6, Record of Right vide entry No. 2884 dated 13.09.2006 and duly certified on date 05.05.2007 under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Thus the land was mutated in the name of Welspun Anjar SEZ Ltd.

L The Welspun Anjar SEZ Limite in the process of developing the SEZ had applied to the Collector, Kachchh to convert the said land into non-agricultural industrial use for development of SEZ alongwith others total 19 lands. Pursuant thereto, the Collector, Kachchh has granted permission for conversion vide his order No. A-3-BKP-65(B)-Case No. 62/2012-13 dated 03.01.2013.

The Welspun Anjar SEZ Ltd., had initially proposed under section 3 of the Special Economic Zones Act, 2005 to setup a sector of specific special economic zone for textile and garments at village Varsamedi, Taluka Anjar – Kachchh. The Central Government in exercise of the powers conferred by sub-section (1) of Section 4 of the said Act read with rule 8 of the Special Economic Zone Rules 2006 had notified an area of 109.59.07 Hectares vide Ministry of Commerce and Industry Notification No. S.O.-1559(E) dated 17.09.2007. Thereafter in exercise of the powers conferred by sub-section (1) of Section 4 of the Act and pursuance of above said rules, the Central Government has amended the aforesaid notification by changing the sector from "Textiles and Garments" to "Engineering" vide notification No. S.O-662(E) dated 12.03.2009. Pursuant to it the Purchaser had proposed to de-notify the entire area of above special economic zone and the Central Government has granted its approval for de-notification on 21.03.2013 to which the Government of Gujarat has given No Objection to the proposal vide letter No. IC/Infra/SEZ-CE-11/910101 dated 04.02.2014 and the Development Commissioner, Kandla Special Economic Zone has also recommended the proposal for de-notification of above referred entire (...9/-)

Type of Document :- **SALE**Consideration Rs. **1,39,00,000/-**Name of Village : **VARSAMEDI**Survey No. : **726/2** Block No.: _____ T.P. No. : - _____ F. P. No. : _____Total Area : **14063.00 Sq.Mtrs.**

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of the Special Economic Zone. In view of that, in exercise of the powers conferred by first proviso to rule 8 of the Special Economic Zone Rules, 2006, the Central Government has by Notification dated 11.04.2014 rescinded the above notification. Said notification has been published in extra ordinary Gazettee part-II Section -3 sub-section (II) of Government of India.

H. That upon de-notification of SEZ and pursuant to the application of the Vendor to the Industries Commissioner to verify and assess the land requirement for industrial purpose, same was duly recommended vide letter No. IC/Infra/Land/1044717 dated 07.03.2015. The list of recommended land attached thereto includes the land referred in the schedule hereunder.

O. Under the Gujarat Industrial Policy-2015 dated 21.04.2015, the Vendor had applied to the Industries Commissioner, Udyog Bhavan, Gandhinagar for developing a Industrial Park, near Village Varsamedi, Taluka Anjar town in the District of Kachchh on date 25.06.2015 for 236.02 Hectares. Pursuant to it the State Level Approval Committee (SLAC) approved and granted permission to the Purchaser to develop the proposed industrial park. Same was communicated vide letter No. IC/Infra/Industrial Park/1119376 dated 13.10.2015.

P. Again thereafter, foreseeing the expansion of the industrial park, the vendor had again applied for expansion by adding 22.40 Hectares of land on date 13.11.2015, which was approved and granted permission for adding land for industrial park vide letter No. IC/Infra/Industrial Park/11439 dated 05.01.2016.

Q. Again thereafter, the vendor had again applied for expansion by adding 51.2739 Hectares of land on date 27.04.2016, which was approved and granted permission for adding land for industrial park vide letter No. IC/Infra/Industrial Park/1188916 dated 21.05.2016.

(...10/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No. : T.P. No. : - F. P. No. : -

Total Area : 14063.00 Sq.Mtrs.

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R. Again thereafter, the vendor had again applied for expansion by adding 188.69 Hectares of land on date 07.12.2016, which was approved and granted permission for adding land for industrial park vide letter No. IC/Infra/Industrial Park/1274180 dated 20.01.2017.

S. The Vendor has included and proposed to develop the land referred in the schedule as a part of said industrial park.

T. That on account of de-notification of SEZ and notification to develop the industrial park as above said, the Vendor had applied to the Collector, Kachchh for change of use of said lands duly converted into NA vide order dated 09.01.2013, pursuant thereto the Collector, Kachchh has vide order A-3-BKP-65(B)-Welspun-Hetufer-WS-3009-2015 dated 18.05.2015 has changed the use of said land from purpose of SEZ into purpose of Industrial Park. Thus the land referred in schedule is a non-agricultural land for industrial park use.

U. The purchaser for the purpose of its bona fide industrial use and for setting up its industrial unit is intending to purchase the land referred in the schedule which is duly converted into Non-Agricultural Industrial use for developing industrial park and the Vendor has agreed to fully and absolutely convey and transfer the same for the abovesaid consideration.

V. That the Purchaser Company has duly authorized Shri Vijaykumar Parshottambhai Thakkar to negotiate & finalize the terms and conditions of present purchase and to execute requisite document under the common seal of the Company vide resolution passed in the meeting of the Board of Directors.

W. That the Vendor Company has duly authorized Shri Mahendraisinhji Fatehsinhji Sodha to execute requisite document under the common seal of the Company vide resolution passed in the meeting of the Board of Directors.

(...11/-)

Type of Document :- **SALE**

Consideration Rs. **1,39,00,000/-**

Name of Village : **VARSAMEDI**

Survey No. : **726/2** Block No. : _____ T.P. No. : - _____ F. P. No. : _____

Total Area : **14063.00 Sq.Mtrs.**

[Signature]
PURCHASER

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The Vendor has agreed to sell the said N.A. land bearing Survey No. 726/2 Hectare 01-40-63 PRA to the Purchaser for the consideration of Rs. 1,39,00,000.00 Rupees One Crore Thirty Nine Lacs Only.

The Purchaser has requested to the Vendor to execute these documents which they have agreed to do.

NOW THIS DEED WITNESSETH THAT pursuant to said agreement and in consideration as described below the Vendor doth hereby absolutely convey and transfer by way of sale unto the Purchaser all that piece of lands situated at Village Varsamedi in Registration Sub-District and Taluka Anjar of District and Registration District Kachchh and more particularly described in the schedule hereunder written together with all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other premises or any part thereof belonging or anywise appertaining thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendors to the said piece of land and other the premises hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the Purchaser absolutely and forever, subject to the payment all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the government or to any other public or local authority in respect thereof.

AND THE VENDOR doth hereby covenant with the purchaser that,

1. The Vendor now has in himself good right, full power and absolute authority to convey and transfer by way of absolute sale and said piece of land and other premises hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

(...12/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No. : T.P. No. : - F. P. No. : -

Total Area : 14063.00 Sq.Mtrs.

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2. The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for its own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Vendor or his successors or any of them or by any person or persons claiming or to claim from under or in trust for him.

3. The Purchaser shall hold the said land and premises free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned and suffered by the Vendor or by any other person or persons claiming or to claim by from, under or in trust for him.

4. The Vendor and all persons having or claiming any estate, right, title or interest in the said land and premises hereby conveyed or any part thereof by from, under or in trust for the Vendor or his heirs, legal representatives, successors, and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in law whatsoever of the better and more particularly and absolutely granting the said land and premises and every part thereof hereby conveyed unto and to the use of the purchaser in the manner aforesaid as the Purchaser, its administrators, successors, executors and assigns shall be reasonably required.

5. The Vendor will take all effective steps to get the land being conveyed by these present to be mutated in the name of Purchaser and will appear, apply, confess, sign, declare etc., before all or any authority for the said purpose.

(...13/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No. : _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq. Mtrs.

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6. That as per the term No. 5 of terms and conditions stipulated in Order of Collector, Kachchh bearing No.A-3-BKP-65(B)-Welspun-Hetufer-WS-3009-2015 dated 18.05.2015, the vendor has duly got approved the revised layout plan for Industrial Park from the town planner, Bhuj vide his letter No. Dev/Anjar/Varsamedi/585 dated 23.05.2017 and same is duly submitted to the Collector, Kachchh as per the said term. Pursuant whereof the Collector Kachchh may grant revised order for conversion of use which shall be binding to the purchaser.

7. As per the revised layout plan the total area of land admeasuring 14063.00 Sq.Mtrs. comprises the area of (1) 4915.00 Sq. Mtrs. proposed to be used for Building Structure-1 and Building Structure-2, (2) 1137.57 Sq. Mtrs. for common plot, (3) 1472.39 Sq. Mtrs for parking plot, (4) 1126.71 Sq. Mtrs. for internal road, (5) 5008.20 Sq. Mtrs. for Open land margin of layout while (6) 403.13 Sq. Mtrs. existing card road setback. The Vendor hereby conveys the 4915.00 Sq.Mtrs. of usable area which includes building Structure 1 & 2, and 9148.00 Sq. Mtrs. area of common rights.

AND THE VENDOR doth hereby declare that,

1. That the said vendor has no liabilities past, present and future, contingent or otherwise in respect of the Income Tax, Capital Gain or any other Tax, or arrears of government assessment, or any other tax payable to any office of public body in respect of the said land.
2. That the said land was not liable for payment of any other usual tax or assessment other than the usual taxes or assessment and non-agricultural assessment payable in respect of said land.
3. That the said land was and is not subject to any charge for estate duty or any other duty or tax or other liabilities.

(...14/-)

Type of Document :- **SALE**

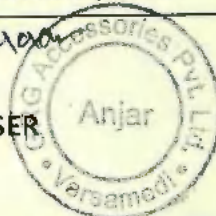
Consideration Rs. **1,39,00,000/-**

Name of Village : **VARSAMEDI**

Survey No. : **726/2** Block No.: _____ T.P. No. : - _____ F. P. No. : _____

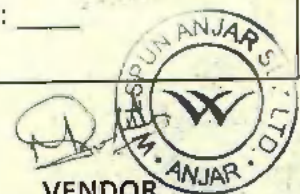
Total Area : **14063.00 Sq.Mtrs.**

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4. That no revenue assessment, taxes and outgoings are outstanding and payable in respect of said land.
5. That there is no lien, charge or encumbrance of any kind whatsoever in respect of the said land.
6. That no proceeding U/s. 145 of the Criminal Procedure Code has been initiated in past or pending at present against the vendors involving said land nor said land is subject to attachment U/s. 146 of Criminal Procedure Code.
7. That no other proceeding like suo motto inquiry or of any kind is initiated or pending before the Mamlatdar or any other revenue authority involving the said land.

Vendors further declare that no investigation or any action has been initiated by the tax recovery authority under section 222 nor any investigation as to whether the provision of section 230(a) of the Income Tax Act, 1961 is complied with. Moreover, no question arises regarding compliance of chapter XX-A & XX-C and there is no question regarding registration of transaction under section 269AB of the Income Tax Act, 1961. There are no acquisition proceeding pending or have been finalized or are pending before the courts. Vendor also declare that no acquisition under Land Acquisition Act have been initiated, pending or completed in respect piece of land referred above.

AND THE PURCHASER hereby covenant with the Vendors that,

1. That the Purchaser shall adhere to the terms and conditions laid down in order of NA passed by Collector Kachchh bearing No. A-3-BKP-65(B)-Case No. 2/2012-13 dated 09.01.2013 as well as order of conversion of use of land passed by Collector, Kachchh bearing No. A-3-BKP-65-B-Welspun-Hetufer-WS-3009-2015 dated 18.05.2015 and shall regularly pay the amount of assessment from time to time and deposit the sums and dues as ordered.

(...15/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No. : _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

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2. That the Purchaser shall not use the said land for the purpose other than bonafide industrial use and shall observe and adhere to the terms and conditions of the Industrial Policy from time to time.

3. That the Vendor has handed over the following documents.

- (i) Original Sale Deed dated 22.05.1995, bearing Reg. No. 859 executed by Premubha Ravubha Jadeja in favour of Paba Naran Rabari
- (ii) Original Sale Deed dated 29.07.2006 bearing Reg. No. 5490 executed by Shantiben Veljibhai Gajjar, Suryakant Veljibhi Gajjar, Yogesh Veljibhi Gajjr and Anil Veljibhai Gajjar in favour of Netline Press Limited.
- (iii) Original Certificate No. JMN-WS-1272-2006 dated 25.04.2007 issued by Deputy Collector, Anjar Kachchh.
- (iv) Original Order No. A-3-BKP-65(B)-Case No. 2/2012-13 dated 09.01.2013 passed by Collector, Kachchh
- (v) Copies of letters approving and granting permission for developing industrial park and addition of lands dated 07.03.2015, 13.10.2015, 05.01.2016, 21.05.2016, 20.01.2017.
- (vi) Copy of Order No. A-3-BKP-5(B)-Welspun-Hetufer-WS-3009-2015 dated 18.05.2015 passed by Collector, Kachchh
- (vii) Certified copies of all relevant revenue records pertaining to the land referred in schedule.

4. The purchaser agrees that pursuant to the de-notification of SEZ and permission for conversion of use for industrial park granted by the Collector, Kachchh, and the Vendor has got prepared a revised layout plan in consonance with the layout of industrial park and has submitted it before the town planner Bhuj for approval. Same is pending before the said authority for approval, hence the conveyance by way of present indenture shall convey the usable area that

(...16/-)

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

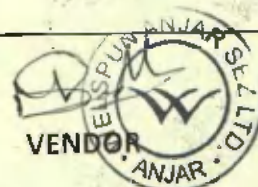
Name of Village : VARSAMEDI

Survey No. : 726/2 Block No. : _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

PURCHASER

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may be approved by the town planner alongwith the common rights in respect of adjoining common plots and internal roads of the said proposed layout plan of industrial park.

The Vendor, in turn, for the deed, has received the amount fully and in totality of whole consideration as follows and admits the receipt thereof.

Rs. 1,39,00,000/- By cheque No. 907107, dated 03.06.2017 of Axis Bank Ltd. Gandhidham branch in favour of Vendor.

Total Rs. 1,39,00,000/- Rupees One Crores Thirty Nine Lacs Only

THE SCHEDULE ABOVE REFERRED TO
(Description of the property)

ALL THAT Piece or parcels of land or ground being 4915.00 Sq.Mtrs. of usable area which includes area for building Structure 1 & 2, and 9148.00 Sq. Mtrs. area of common rights of revised layout plan of industrial park, being part and parcel of survey No. 726/2 admeasuring Hectare 1-40-63, duly converted into non-agricultural industrial use as per Order of Collector, Kachchh No. A-3-BKP-65(B)-Case No. 62/2012-13 dated 09.01.2013 and order of Collector, Kachchh for change of use bearing No.A-3—BKP-65(B)-Welspun-Hetufer-WS-3009-2015 dated 18.05.2015 situated in sim of Village Varsamedi of Registration Sub-District, Taluka Anjar of Registration District and District Kachchh bounded as under :

On or towards East	:	Land bearing S. No. 726/1
On or towards West	:	Land bearing S. No. 725
On or towards North	:	Road
On or towards South	:	Land bearing S. No. 727

(...17/-)

Type of Document :- **SALE** Consideration Rs. **1,39,00,000/-**
Name of Village : **VARSAMEDI**
Survey No. : **726/2** Block No.: _____ T.P. No. : - _____ F. P. No. : _____
Total Area : **14063.00 Sq.Mtrs.**

PURCHASER

3 JUN 2017

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IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET AND
 SUBSCRIBED THEIR HANDS SIGNATURE ON THE DAY FIRST HEREINABOVE
 WRITTEN AT ANJAR.

Signed and Delivered by the
 within named Vendor within named
 Welspun Anjar SEZ Limited through
 its Authorized Signatory Shri
 Mahendrasingh Fatehsinhji Sodha

) For, Welspun Anjar SEZ Limited
)
) *[Signature]*
) Authorised Signatory

Signed and Delivered by the within
 named Purchaser within named
 GRG Accessories Pvt. Ltd. through
 its Authorized Signatory Shri
 Vijay Kumar Parshottambhai Thakkar

)
) For, GRG Accessories Pvt. Ltd.
) *[Signature]*
) Authorised Signatory

In the presence of
 Witnesses

1. *[Signature]*
[Signature]
[Signature]

2. *[Signature]*
[Signature]
[Signature]

(...18/-)

Type of Document :- SALE

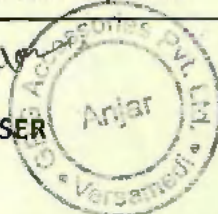
Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No. : _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

PURCHASER



3 JUN 2017

VENDOR





Address : S. No. 726/2, Hectare 1-40-63 PRA situated at Village Varsamedi,
Taluka Anjar-Kachchh.

Type of Document :- SALE

Consideration Rs. 1,39,00,000/-

Name of Village : VARSAMEDI

Survey No. : 726/2 Block No.: _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 14063.00 Sq.Mtrs.

PURCHASER

VENDOR



3 JUN 2017

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SCHEDULE AS PER SEC. 32(A) OF REGISTRATION ACT, 1908

V. Bhatkar



Shri Vijaykumar Parshottambhai Thakkar
Authorized Signatory
GRG Accessories Pvt. Ltd.

Purchaser



For, Welspun Anjar SEZ Limited

[Signature]
Authorized Signatory



Shri Mahendrasinhji Fatehsinhji Sodha
Authorized Signatory
Welspun Anjar SEZ Limited

Vendor



Type of Document :- SALE

Consideration Rs. 61,90,000/-

Name of Village : VARSAMEDI

Survey No. : 710/1 Block No. : _____ T.P. No. : - _____ F. P. No. : _____

Total Area : 10016.00 Sq.Mtrs.

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

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતી આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
૧	લેખમાં દર્શાવ્યા મુજબ (મહેસુલી ગામનું નામ) ગામની ને.ટી.પી.નં./એફ.પી.નં. વિગેરે) ની ખેતીની જમીનનો (લેખનો પ્રકાર) લેખ કરી આપેલ છે ?	હા
૨	લેખમાં દર્શાવ્યા મુજબ (ચો.મી./હે.આર.ચો.મી./એ.ગું./વીઘા વિ.) ખેતીની જમીન માટે લેખ કરી આપેલ છે ?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો ?	હા
૫	ઓળખાણ આપવા સાડ૩ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :		
૧	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
૨	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે ?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતી આપનાર/ક.મુ.ની સહી

For, Weispun Anjar SEZ Limited

..... Authorised Signatory

ઓળખાણ આપનારની સહી

.....
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3988	20	26
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.....
સબરજીસ્ટ્રાર, અંજાર

GRG ACCESSORIES PRIVATE LIMITED

805, Aggarwal Millennium Tower-I, Netaji Subhash Place, Pitampura, Delhi - 110034.
CIN: U17309DL2016PTC300549 Tel. : 011-27356564

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE
BOARD OF DIRECTORS OF GRG ACCESSORIES PRIVATE LIMITED HELD ON 22ND
MAY, 2017 AT THE REGISTERED OFFICE OF THE COMPANY.

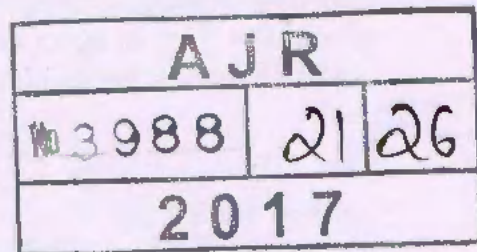
AUTHORISATION FOR REGISTRATION OF LAND:

"RESOLVED THAT the company do purchase land situated at Survey No. 726/2, measuring acre 3-19 Gunthas at village Varsamedi, Taluka Anjar Kachchh, Gujarat.

"Resolved Further that Sh. Vijay Kumar Thakkar, Authorised Signatory of the company is authorized to enter with an agreement for purchase of land, registration of land, sign, execute and submit such applications, agreements and other registration documents as may be deemed necessary of expedient to give effect to this resolution."

Certified to be true
For GRG Accessories Pvt. Ltd.

Shashi Kant Goenka
Director
DIN: 00097405



(.....)
Signature

Name: Vijay Kumar Thakkar
Designation: Authorised Signatory

(.....)
Attested Signature of Sh. Vijay Kumar Thakkar

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3988	22	26
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WELSPUN ANJAR SEZ LIMITED

Registered Office: Welspun City, P.O. Versamedi, Taluka Anjar, Gujarat 370110

CIN - U22210GJ1995PLC027871

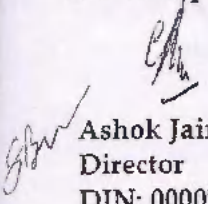
LETTER OF AUTHORITY

We, **Welspun Anjar SEZ Limited**, a Company incorporated under the Companies Act, 1956 and having its Registered Office at Welspun City, Village Versamedi, Taluka Anjar, Dist. Kutch, Gujarat-370110 (hereinafter called "the Company") do hereby authorize **Mr. Mahendrasinh Sodha**, General Manager of a company in Welspun Group an adult, Indian inhabitant, as our lawful representative to do for and on behalf of the Company all or any of the following acts, deeds, matters and things:

- to sign and submit necessary applications, request, forms, returns, representation etc. and represent the Company before the Central or State Government, local municipal authorities, office of the collector, office of sub-registrar of assurance, board / department of telecommunication, water, electricity, environment, revenue authorities, labor authorities, and such other boards/ departments before which the Company may be required to be represented in connection with business operations of the Company or matter related thereto and generally to do all such acts, deeds, things and matters as may be appropriate, expedient and necessary to give effect to the foregoing.

Unless revoked earlier, this Letter of Authority valid during the period, the said Mr. Mahendrasinh Sodha is in employment with the Welspun Group.

For Welspun Anjar SEZ Limited


Ashok Jain
Director
DIN: 00007189

Date: May 4, 2016
Place: Mumbai

AJR**3988****23 26****2017**

03/06/17 3:29:13 pm

Version:1.1.2017.3

Serial No. **3988**Presented of the office of the Sub-Registrar of
S.R.O - ANJAR Between the hour of13 to 14 on Date **03/06/2017**Receipt No :- **2017047007711**

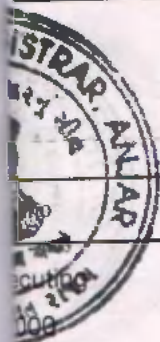
Received Fees as following	Rs.
Registration	139000
Side Copy Fee (30)	300
Other Fees	0
TOTAL :-	139300

DD NO 929808
DATE: 01-06-2017Welspun Anjar SEZ Limited Thorough Its
Authorised Sign. Mahendrasinhji Fatehsinhji Sodha

(R B Gohil)

Sub Registrar
S.R.O - ANJAR

(R B Gohil)

Sub Registrar
S.R.O - ANJAR

Party Name and Address

Age

Photograph

Thumb Impression

Signature

Welspun Anjar SEZ Limited
Thorough Its Authorised Sign.
Mahendrasinhji Fatehsinhji Sodha
Welspun City
Varsamedi
Anjar
PANNO:AAACW5496R

52



Timing

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GRG Accessories Pvt. Ltd.
through Its Autho. Vijaykumar
Parshottam Thakkar
P. No 90/B
Yogeshwar Nagar
Anjar
PANNO:AAGCG4008H

36

Executing Party
admits execution

AJR

3988

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2017

17 1:59:51 pm Version:1.1.2017.3

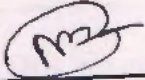
1 Manji Bhanji Khokhar
CDX B 121
Adipur

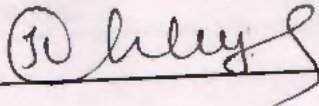


2 Khevan D. Chhaya
Jain Colony
Anjar

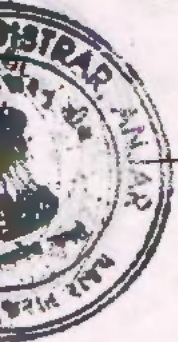


State that they personally known
above named executant and
Indetifies him/them.

1. 

2. 

Date 3 Month June -2017




R B Gohil
Sub Registrar
S.R.O - ANJAR

Produced Form No.1
for finalise the
Marketvalue.

Date : 03/06/2017


R B Gohil
Sub Registrar
S.R.O - ANJAR

AJR		
3988	25	26
2017		

03/06/17 3:30:29 pm

Version:1.1.2017.3

Produced Form No.1
for finalise the
Marketvalue.
Date : 03/06/2017


R B Gohil

Sub Registrar
S.R.O - ANJAR

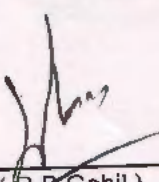
Verified PAN No/GIR No as per
IncomeTax Rules 1962.

Executant No.

Claiment No.

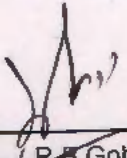
Conformer No.

Date : 03/06/2017


(R B Gohil)
Sub Registrar
S.R.O - ANJAR



1 Book No. 3988 Registered No.
Date : 03/06/2017


(R B Gohil)
Sub Registrar
S.R.O - ANJAR

AJR

3988

26, 26.

2017

03/06/17 3:30:29 pm

Version:1.1.2017.3

નોંધણી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૫/૨૦૧૫ ના પરિપત્ર
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા
તા.૧૧/૧૧/૨૦૧૬
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૮૨ થી ૩૨૭૫૭ મુજબ
લખી આપનાર નં -
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારઓએ તેઓની
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને

R B Gohil

"સબ રજીસ્ટ્રાર"

S.R.O - ANJAR

