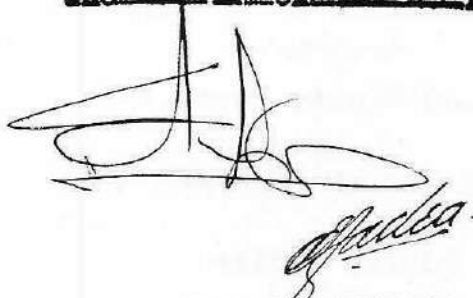


5000Rs.



Serial No 379/94
Presented at the Office of the
Sub- registrar of DAMAN
between the hours of 12.00 Noon
and 1.00 P.M. on 5-4-1994

Received fees for:	Rupees
Registration	985 —
Copying (Folios)	28 —
Copying endorsements	2 —
Postage.....	—
Total Rs.:-	1015 —


**SUB REGISTRAR
DAMAN.**


**SUB REGISTRAR
DAMAN.**

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on
this 31st day of the month of March in the Christian

20289

25 MAR 1994

Vend D. M. N. I. R. Y. Date

Stamp Paper

Rupees five thousand only

The Purchaser

P. V. Plast Mould Ind. Ltd

Residing at

Bombay

Son of

Agent

A. N. Patel

Purpose

Sale deed

Name of parties to the transaction Sought

Mohsin Ebrahim Dhariwal

As There is no Single Stamp Paper for the Value of Rs. 11,500/-

of the Value is ... for the Completion

Signature of Vendor

A. N. Patel.
Signature of Purchaser

--- : 2 : ---

year one thousand Nine hundred and Ninety four

(21-03-1994) BETWEEN (1) SHRI MOHSIN EBRAHIM

DHARIWAL, married, businessman, adult, Indian

National, son of Ebrahim Dhariwal, residing at

15, Forjet Street 'X' Lane, 3rd floor, Bombay,

hereinafter referred to as "THE VENDOR" (which

expression shall be deemed to include his heirs,

legal representatives, executors and assigns -

wherever the context or meaning shall so require

5000Rs.



-----: 3 :-----

or permit) of the ONE PART;

A N D

my
(2) M/S. PVD PLAST MOULD INDUSTRIES LTD. a Company registered under the Indian Companies Act, having its registered office at 511, Himalaya House, 5th. floor Paltan Road, Bombay- 400 001, represented herein by its Director MR. G. RAVINDRAN, married, aged about 40 years, Indian National, businessman, son of Shri Rangaswamy, residing at Plot No.1.GIDC residential

20289 25 MAR 1994
 Value of Stamp Paper... Ruppes five thousand only
 Name of The Purchaser... PRD Pless Mowle Ind. 24
 Residing at... Bombay Son of...
 Agent... A. N. Patel Purpose... sale deed
 Name of parties to the transaction Sought...
Mohsin Ebrahim Chaiwal
 As There is no Single Stamp Paper For the Value of Rs. 11,500/-
 Additional Stamp Paper for the Completion
 of the Value is Attached here with.
 Signature of Vendor [Signature]
 Signature of Purchaser A. N. Patel.

---: 4 :---

area, Vapi District Valsad, hereinafter referred
 to as "THE PURCHASERS" (which expression shall be
 deemed to include its Directors, wherever the
 context or meaning shall so require or permit) of
 the OTHER PART;

WHEREAS the Vendor is absolutely seized and
 possessed of or otherwise well and sufficiently -
 entitled to with good and legal title of all that
 Non agricultural nature plot or land or piece or
 parcel or ground situated at village Kadaiya, Nani



---:5 :---

Daman within the jurisdiction of Marwad Group Gram Panchayat, Taluka of Daman, District and Sub District of Daman and more particularly identified in the - SCHEDULE hereinunder written bearing Survey Number 92,93-B(Part) admeasuring 1762.77 Square meters and for the bravity's sake hereinafter referred to as the said property.

AND WHEREAS the Vendor had purchased the said

20289
Value of Stamp Paper... Rs. 1000
Name of The Purchaser... P.D. Patel
Residing at... Bombay Son of...
Agent... Asan Patel Purpose... Sale deed
Name of parties to the transaction Sought...
Mohsin Ebrahim Chavaliwal
There is no Single Stamp Paper For the Value of Rs. 11500/-
Additional Stamp Paper for the Completion
of the Value is Admitted here with.

[Signature]
Signature of Vendor

A. N. Patel
Signature of Purchaser

-----: 6 :-----

property from its holders M/s. Daman Industrial Estate Limited, Daman by several Deeds duly presented for registration in the office of the Sub Registrar, Daman under serial No. 169/93, 164/93, 163/93, 167/93 and 171/93 on 22-2-1993 and accordingly the Mamlatdar Daman has under his order No. 3/1/93/5384 dated - 23-2-1993 ordered to carry out mutation in favour of the Vendor in Record of Rights of village Kadaiya





---: 7 :-

and thus the Vendor become the absolute owner of the said property totally admeasuring 17627.75 Square - metres of village Kadaiya.

AND WHEREAS the Vendor had got the building construction plan approved on the application being made to the local bodies and concerned authorities and accordingly the construction work has been - - commenced.

20289 25 MAR 1994
 Serial No. of Vend D.M. N. I. R. Y. Date
 Value of Stamp Paper Rupees Five hundred only
 Name of The Purchaser P.V. Plesf Mowla Ind Ltd
 Residing at Bombay Son of
 Agent A. N. Patel Purpose sale deed
 Name of parties to the transaction Sought Mohan Ebrahim Shahiwar
 As There is no Single Stamp Paper for the Value of Rs 11500/-
 of the Value of Rs 11500/- Stamp Paper for the Completion
 Signature of Vendor A. N. Patel.

---: 8 :---

AND WHEREAS it has been agreed between the Parties hereto that the Vendor shall sell to the Purchasers and the Purchasers shall purchase from the Vendor the said property or land or ground of Non agricultural nature admeasuring 1762.77 Square meters situated at village Kadaiya alongwith the structure constructed thereon and more particularly identified in the SCHEDULE hereinunder written for

---: 9 :--

consideration of Rs. 1,91,500/- (Rupees one lakh, -
Ninetyone thousand and five hundred only) being the
fair market value of the said property which is free
from encumbrances, charges and onus.

NOW THIS DEED OF SALE WITNESSES as follows:

1-THAT in pursuance of the said agreement and in
consideration of the said sum of Rs. 1,91,500/- -
(Rupees One lakh, Ninety one thousand and five hundred
only) which is the fair market value already paid by
the Purchasers to the Vendor and the payment and
receipt of which sum the Vendor do hereby admit and
acknowledge and from the same and every part thereof
do for ever acquit, release, convey and discharge the
Purchasers. The Vendor do hereby grant, sell, assign,
release, convey, transfer and assure unto the Purcha-
sers for ever, the said plot of land or ground of Non
Agricultural nature admeasuring 1762.77 Square meters
from the Survey No. 92,93-B of village Kadaiya, -



---: 10 :---

situated within the jurisdiction of Marwad, Group Gram Panchayat alongwith the structure erected thereon and more particularly identified in the SCHEDULE hereinunder written. AND ALL estate, title, rights, interest, claim and demand whatsoever of the Vendor in or to the said property hereby sold, transferred and conveyed and every part thereof TO HOLD the same to the Purchasers as absolute owners forever TOGETHER WITH all fences, hedges, ditches, lights, liberties, ways, water, water courses, paths, passages and profits whatsoever in or to the said property hereby sold, transferred and conveyed and more particularly identified in the Schedule written hereinunder - - belonging to or in any way appurtenanting or usually be held or occupied therewith or reputed to belong or be appurtenant thereto together with the right to use and enjoy forever the property hereby sold,

2-THE Vendor do hereby covenant with the Purchasers as follows:



--: 11 :--

- (A) THAT the said property hereby transferred, sold and conveyed and more particularly identified in the Schedule hereinunder written shall quietly be entered into and upon and held and enjoyed by the Purchasers without any interruption or -- disturbance by the Vendor or any person or persons claiming through or under him and without any lawful disturbances or intervention by any person or persons whomsoever.
- (B) THAT the Vendor shall at the request and cost of the persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold, transferred and conveyed as may reasonably be required.
- (C) THAT the title of the said property hereby sold subsists and the Vendor has full power to sell the same to the Purchasers.

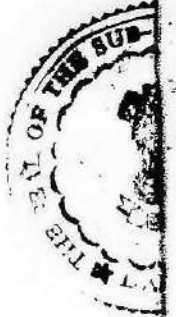
---: 12 :---

- (D) THAT the property hereby sold, transferred and conveyed and more particularly identified in the Schedule written hereinunder is free from charges encumbrances or onus.
- (E) THAT the Vendor had not received any notice for acquisition of this property hereby sold from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority
- (F) THAT the Purchasers may apply for and obtain the mutation entry relating to the said property hereby sold, transferred and conveyed in their names and also get the said property transferred in their names in all relevant Records and - Registers of the Government, Semi Government, - Local body and/or Village Panchayat without the consent or intervention of the Vendor.

SCHEDULE

(OF THE PROPERTY HEREBY SOLD)

ALL THAT piece or parcel of Non Agricultural -



---: 13 :---

industrial plot situated at village Kadaiya, Taluka and District of Daman within the jurisdiction of Marwad Group Gram Panchayat bearing Survey Number 92. 93-B admeasuring 1762.77 Square metres alongwith the structure erected thereon, represents the part and parcel of land of Survey No. 92,93 totally -- admeasuring 17627.75 Square meters which is bounded as follows:

On or towards the EAST: by the plot of S.No.92,93-A
On or towards the WEST: by the plot of Survey No.95
On or towards the NORTH: by proposed Coastal Highway
On or towards the SOUTH: by village boundary of Dunetha

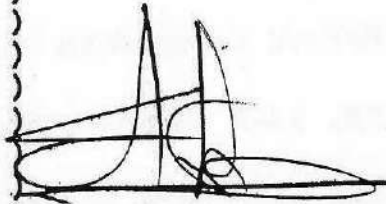
IN WITNESS WHEREOF the parties hereto, the -- Vendor and the Purchasers have hereto set their respective hands on the day and the year first herein before mentioned.

SIGNED AND DELIVERED by the)
within named SHRI MOHSIN)
EBRAHIM DHARIWAL...THE VENDOR)

મોહસિન દહરીવાલ

-----14 :-----

SIGNED AND DELIVERED BY the
withinnamed MR. G. RAVINDRAN
as Director of, for and on
behalf of M/s. PVD PLAST
MOULD INDUSTRIES LTD. . . .



.

. ,THE PURCHASERS)

In the presence of Witnesses:

1.  _____

2. _____



19/94.

(1) Mohsin Ebrahim Dhariwal,
married, businessman, adult,
Son of Ebrahim Dhariwal,
Indian National, residing
at Bombay.

(2) G. Ravindran, married, aged
about 40 years, Son of Rang-
aswamy, businessman, In-
dian National, residing at
Vapi, as Director of, for and
on behalf of:

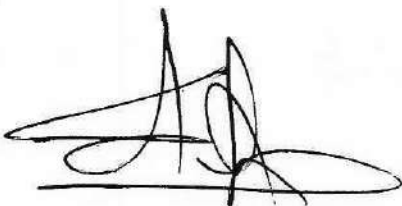
(a) M/S PVD Plast Mould Industries

Executing party
Ltd.

.....
admits execution of the so called
Sale deed

Both the Executants are known to S.R.

(1) निदेशक वरिष्ठ

(2) 

Dated: 5 APRIL 1994


SUB REGISTRAR
DAHANU

Registered No. 417 at Pages 389 + 353

Vol No. 187 Book No. 1

Date. 27 MAY 1994

[Signature]

SUB REGISTRAR
DAMAN.



The Original Document is returned to.
Shri S. Ravindran Being,
Presenter.

[Signature]

27 OCT 1994

SUB REGISTRAR
DAMAN.

[Faint text]