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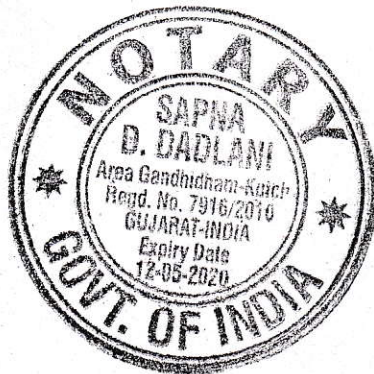
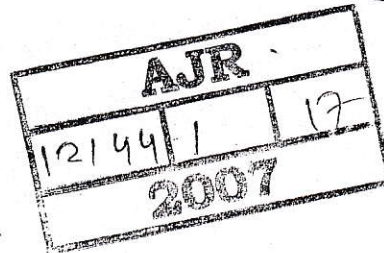


गुजरात GUJARAT

087377

Serial No. 119 Dated 23 OCT 2007  
Name of Purchaser M/s. Rama Cylinders Pvt. Ltd.,  
Address Mumbai.  
Through Sanjay K. Naphade  
Value of Stamp Paper 25000/-  
Signature of Purchaser T. Naphade

H.V. Chandnani  
H. V. CHANDNANI  
Stamp Vendor, Gandhidham.  
License No. 21/86,  
Code No. 305.



SALE DEED

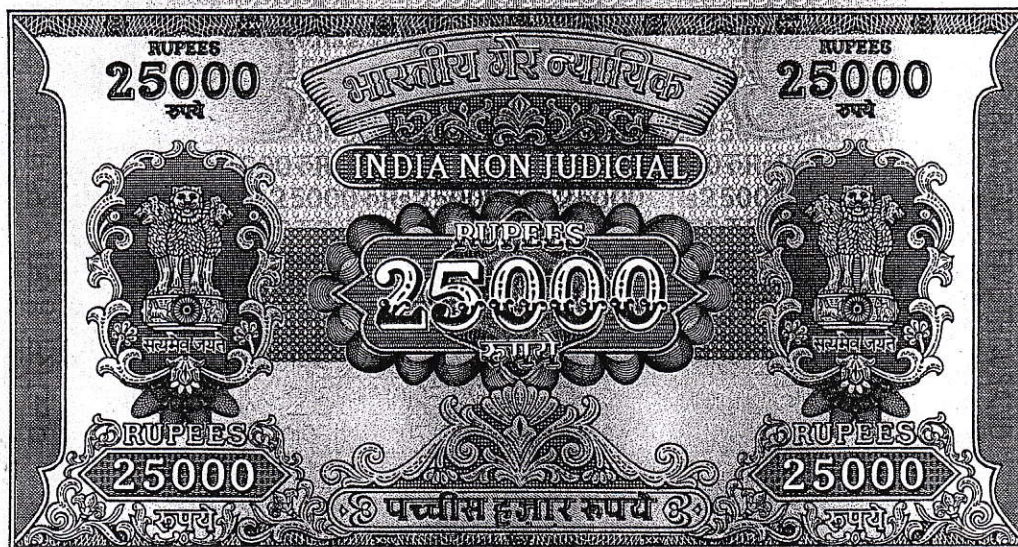
(V. V. CHAVDA)  
NOTARY

14 NOV 2007

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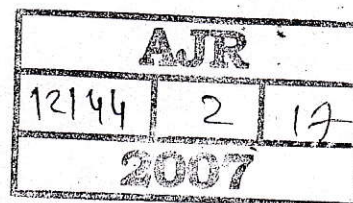
गुजरात GUJARAT

087378

Serial No. 119 Dated 23 OCT 2007  
 Name of Purchaser M/s. Rama Cylinders Pvt. Ltd.,  
 Address Mumbai.  
 Through Sanjay R. Naphade.  
 Value of Stamp Paper 25,000 Rs.  
 Signature of Purchaser Sanjay R. Naphade



H.V. Chandnani  
 H. V. CHANDNANI  
 Stamp Vendor, Gandhidham.  
 License No. 21/88,  
 Code No. 305.



- 2 -

SALE DEED IN RESPECT OF AGRICULTURAL LAND BEARING  
 SURVEY NO. 332, ADMEASURING ACRES 8-39 GUNTHAS =  
 H. 3-63-21, LYING AND SITUATE AT, VILLAGE BHIMASAR,  
 TALUKA ANJAR, DISTRICT KUTCH FOR Rs. 39,88,888-00.

THIS SALE DEED is made, entered into and concluded on this the  
30<sup>th</sup> day of the month of October, 2007 at Anjar-Kutch; by and  
 between :-

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(V. V. CHAVDA)  
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गुजरात GUJARAT

087379

Serial No. 119 Dated 25 OCT 2007  
Name of Purchaser M/s. Rama Cylinders Pvt. Ltd.  
Address Mumbai.  
Through Sanjay R. Naphade  
Value of Stamp Paper 25,000/- Rs.  
Signature of Purchaser [Signature]



H.V. Chandnani  
H. V. CHANDNANI  
Stamp Vendor, Gandhidham.  
License No. 21/88,  
Code No. 305.



- 3 -

1. SHRI SHAMJIBHAI GHELABHAI JARU, an Indian, adult, age about 39 years, occupation Agriculture and residing at: Village Bhimasar, Taluka Anjar-Kutch; hereinafter referred to as "the VENDOR" of One Part,

AND

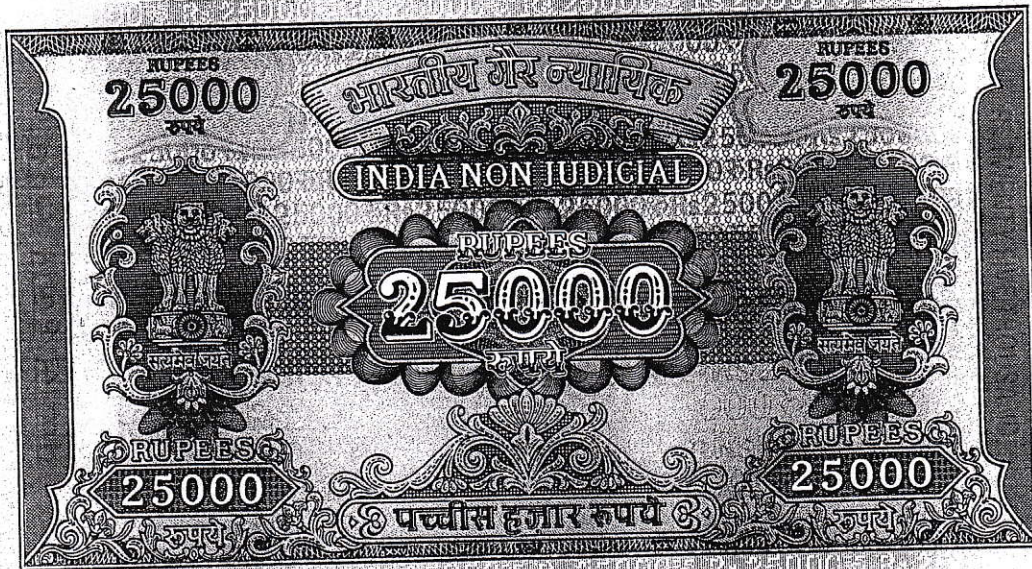
2. M/s. RAMA CYLINDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its Regd. Office at: 181, Maker Tower "E", Cuffe Parade, Mumbai-400 005 (Permanent

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(V. V. CHAVDA)  
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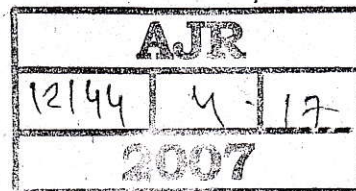
087380

गुजरात GUJARAT

Serial No. 119 Dated 23 OCT 2007  
Name of Purchaser M/s. Rama Tyres Pvt. Ltd.,  
Address Mumbai.  
Through Sanjay R. Naphade  
Value of Stamp Paper 25,000/-  
Signature of Purchaser [Signature]



H. V. Chandnani  
H. V. CHANDNANI  
Stamp Vendor, Gandhidham.  
License No. 21/86,  
Code No. 306.



- 4 -

Account Number: AACCR8653D); thro' its Vice President & Authorised Signatory: SHRI SANJAY R. NAPHADE, residing at: Survey No. 334 (Part-2), Village Bhimasar, Taluka Anjar-Kutch; hereinafter referred to as "the PURCHASER" of Other Part,

AND WITNESSETH AS UNDER :-

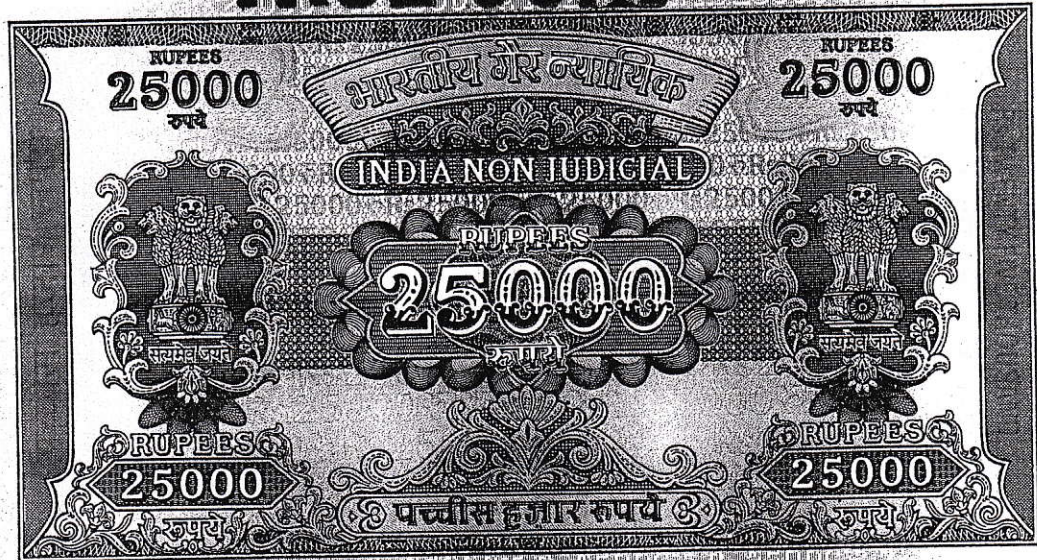
WHEREAS; the Vendor is absolute owner and in possession of Agricultural Land bearing Survey No. 332, admeasuring Acres 8-39 Gunthas = H. 3-63-21, lying and situate at, Village Bhimasar, Taluka Anjar, District Kutch.

(M. V. CHAVDA)  
NOTARY

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गुजरात GUJARAT

087381

Serial No. 119 Dated 23 OCT 2007  
Name of Purchaser M/s. Rama G. Inders Pvt. Ltd.  
Address Mumbai.  
Through Sanjay R. Naphade  
Value of Stamp Paper 25,000/- Rs.  
Signature of Purchaser S. Naphade



H.V. Chandnani  
H. V. CHANDNANI  
Stamp Vendor, Gandhidham.  
License No. 21/86,  
Code No. 305.



- 5 -

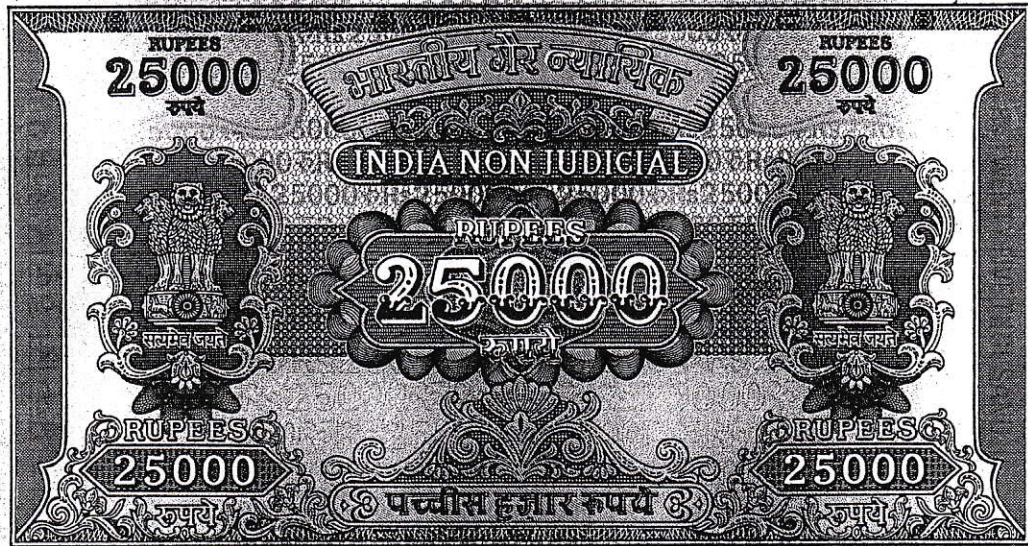
AND WHEREAS; the Agricultural Land known and called as "Moro" and bearing Survey No. 332, Acres 8-39 Gunthas, lying and situate at, Village Bhimasar, Taluka Anjar-Kutch; hereinafter for sake of brevity referred to as "the said Agricultural Land" was held and possessed by Shri Dhama Vala Mengar Humbal since long vide Entry No. 113 certified to this effect on 19-03-1971 i.e. at the time of promulgation of Agricultural Lands in the District of Kutch. He sold and conveyed the said Agricultural Land to

(V. V. CHAVDA)  
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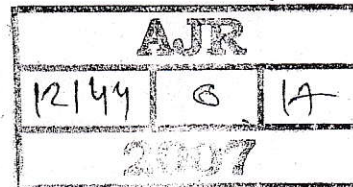
गुजरात GUJARAT

087382

23 OCT 2007

Serial No. 119 Dated  
Name of Purchaser M/s. Rama Cylinidors Pvt. Ltd.,  
Address Mumbai  
Through Sanyas R. Naphade  
Value of Stamp Paper 25,000/- Rs.  
Signature of Purchaser S. Naphade

H. V. Chandnani  
H. V. CHANDNANI  
Stamp Vendor, Gandhidham.  
License No. 21/86,  
Code No. 305.



and in favour of Shri Umar Meghbhai Hingorja vide Sale Deed dt. 16-05-1979, registered before Sub-Registrar, Anjar at Reg. No. 763 Pages 73 to 77 Vol. 242 of Book No. I dt. 30-06-1979 and in pursuance thereof, Entry No. 856 is certified by Competent Authority in favour of Shri Umarbhai Meghbhai Hingorja in Record of Rights/Village Form No. 6. He thereafter sold and conveyed the said Agricultural Land to and in favour of Shri Shamjibhai Gelabhai Jaru vide Sale Deed dt. 29-09-2003 registered before Sub-Registrar, Anjar at Reg. No. 4322 of Book No. I dt. 29-09-2003.

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(V. V. CHAVDA)  
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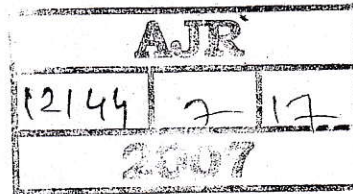
गुजरात GUJARAT

087383

Serial No. 119 Dated 23 OCT 2007  
 Name of Purchaser M/s. Rama Cylinders Pvt. Ltd.,  
 Address Mumbai.  
 Through Jayar R. Naphade.  
 Value of Stamp Paper 25,000 Rs.  
 Signature of Purchaser T. Naphade



H. V. Chandnani  
 H. V. CHANDNANI  
 Stamp Vendor, Gandhidham.  
 License No. 21/86,  
 Code No. 305.



- 7 -

In pursuance thereof, Entry No. 1512 is certified in the name of Shri Shamjibhai Gelabhai Jaru i.e. the Vendor in Record of Rights/Village Form No. 6 maintained by Talati, Village Bhimasar.

WHEREAS; the Vendor as absolute owner and in possession of said Agricultural Land bearing Survey No. 332, Acres 8-39 Gunthas, lying and situate at, Village Bhimasar, Taluka-Anjar-Kutch has agreed to sell and convey the same unto the Purchaser for a cash consideration of Rs. 39,88,888-00 (Rupees Thirty nine lakhs eighty eight thousand eight hundred eighty eight Only) fully and effectively unto the Purchaser.

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(V. V. CHAVDA)  
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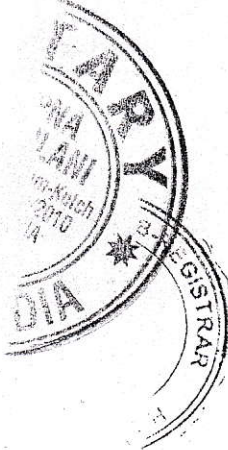


गुजरात GUJARAT

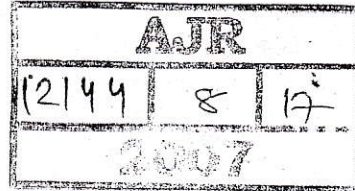
23 OCT 2007

028702

Serial No. 119  
Name of Purchaser M/s. Rama Cyliners Pvt. Ltd.,  
Address Mumbai  
Through Sanjay R. Naphade  
Value of Stamp Paper 20,000/- Rs.  
Signature of Purchaser Sanjay R. Naphade



H. V. Chandnani  
H. V. CHANDNANI  
Stamp Vendor, Gandhidham.  
License No. 21/86,  
Code No. 305.



- 8 -

IN PURSUANCE of above agreement, the Purchaser has paid the agreed consideration of Rs. 39,88,888-00 (Rupees Thirty nine lakhs eighty eight thousand eight hundred eighty eight Only) unto the Vendor as under :-

Rs. 50,000-00 Cash on 13-08-2007.  
Rs. 9,50,000-00 Chq. No. 154659 dt. 16-08-2007 of UTI Bank, G'dham.  
Rs. 20,00,000-00 Chq. No. 252719 dt. 14-09-2007 of UTI Bank, Mumbai.  
Rs. 9,88,888-00 Chq. No. 252542 dt. 22-10-2007 of UTI Bank, Mumbai.

Rs. 39,88,888-00 Total : Rupees Thirty nine lakhs eighty eight thousand eight hundred eighty eight Only.

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(V. V. CHAVDA)  
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गुजरात गुजरात GUJARAT

A 039438

Serial No. 119 Dated 23 OCT 2007  
 Name of Purchaser M/s. Rama Cyinders Pvt. Ltd.,  
 Address Mumbai.  
 Through Sangay R. Naphade  
 Value of Stamp Paper 500/- Rs.  
 Signature of Purchaser Sinaphade

H.V. Chandnani  
 H. V. CHANDNANI  
 Stamp Vendor, Gandhidham.  
 License No. 21/86,  
 Code No. 305.



9

The Vendor doth hereby admit and acknowledge to have received the full and final payment as above from the Purchaser for complete sale, transfer, assignment, conveyance and grant of said Agricultural Land free from all charges and encumbrances of whatsoever nature fully and effectively and forever unto the Purchaser.

NOW THIS DEED WITNESSETH AS UNDER :-

1 THAT in pursuance of the sum consideration mentioned above received from the Purchaser, the Vendor doth hereby convey and transfer

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(V. V. CHAVDA)  
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- - 10 -

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by way of sale the said Agricultural Land together with all homestead, trees, hedges, ditches, ways, waters, watercourse, lights, liberties, passages, privileges, easements and rights whatever available in respect of the said Agricultural Land unto the Purchaser.

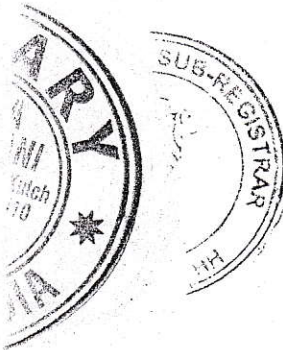
2. THAT the Vendor has sold and conveyed the said Agricultural Land unto the Purchaser together with all the estates, rights, title, interests, claims and demands whatsoever of the Vendor in to or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, its successors and assigns absolutely and forever together with title deeds, writings and other evidences of title, subject to the payment of all rents, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of said Agricultural Land to the Govt./Panchayat or any other Authority in respect thereof. That the Vendor has paid dues, duties, taxes and cess payable in respect of said Agricultural Land upto date hereof and there are no dues outstanding and payable by Vendor till date.

3. THAT the Vendor doth hereby covenant with the Purchaser that the Vendor is fully seized and possessed of the said Agricultural Land free from any encumbrances, attachments or defects in title whatsoever and that the Vendor has full power and absolute authority to sell and convey the said Agricultural Land in the manner aforesaid and that no one else except the Vendor has any claim, concern, demand, right or interest of whatsoever nature in the said Agricultural Land or any part thereof and that its title is clear, saleable, marketable and free from reasonable doubts.

4. THAT the Purchaser shall from time to time and at all times hereafter peacefully and quietly hold, possess and enjoy the said Agricultural Land without any claim or demand whatsoever from the Vendor or any person claiming through or under him and receive all profits thereof without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Vendor or his heirs or any of them or by any person or persons claiming or to claim, from under or in trust for him or any of them.

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(V. V. CHAVDA)  
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5. THAT the Purchaser shall hold the said Agricultural Land 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 charges and encumbrances or by any other person or persons claiming or to claim by from, under or in trust for the Vendor.

6. THAT the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such further lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said Agricultural Land and every part thereof unto the Purchaser, its successors and assigns as shall be reasonably required by Purchaser. That in order to get the said Agricultural Land mutated and transferred in the name of Purchaser, the Vendor shall sign all documents of mutation required to be submitted in office of Talati and Revenue Deptt.

7. THAT the Vendor has handed over the vacant and peaceful possession of said Agricultural Land unto the Purchaser before the execution of this Sale-Deed. The Purchaser shall hereafter be at liberty to cultivate or get cultivated the said Agricultural Land, dig a bore or well therein, get the same converted into Non-Agricultural purpose for any use and purpose or to sell and convey the same unto any third person or party, to which Vendor shall have no any right, claim, demand or objection of whatsoever nature.

8. THAT the Agricultural Land hereby sold and conveyed to the Purchaser is not fertiled and there are no amenities of cultivation like availability of water in form of well or bore in said Agricultural Land. One has to depend solely on rain fall.

9. THAT the Vendor has handed over the following documents of title relating to said Agricultural Land unto the Purchaser :-

List of Documents handed over to the Purchaser :-

(V. V. CHAVDA)  
NOTARY

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2007		

12

- (a) Sale Deed dt. 16-05-1979 executed by Shri Dhama Vala Humbal in favour of Shri Umar Meghbhai Hingorja.
- (b) Sale Deed dt. 29-09-2003 executed by Shri Umarbhai Meghbhai Hingorja in favour of Shri Shamjibhai Ghelabhai Jaru i.e the Vendor.
- (c) Hali-Maji.
- (d) Village Form No. 7/12 & Village Form No. 6 showing Entry Nos. 113, 527, 856, 1483 & 1512.

10. THAT the Purchaser before the purchase of said Agricultural Land from the Vendor got a Public Notice published through their Advocates Shri Vidyadhar G. Chandnani & Shri Sudhir V. Chandnani in "Kutch Mitra", a local Gujarati daily on 15-08-2007 to lodge claim, demand, right and interest etc. if any one having on said Agricultural Land within 7 (seven) days from date of publication of Notice. Till date no objection or claim is received or lodged with the Advocates.

11. THAT both the Vendor and Purchaser hereby state and declare that the said Agricultural Land is sold and purchased by them respectively at the prevailing market price. The Purchaser has paid Stamp Duty of Rs. 1,95,500-00 on this Deed. The deficit stamp duty, if any, shall be borne by the Purchaser.

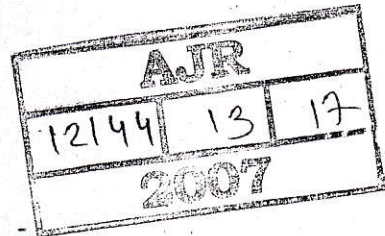
12. THAT the Purchaser shall use this Agricultural Land for Bonafide Industrial Purpose i.e. for manufacture of high pressure gas cylinder, other steel products, ancillaries and allied use. That in pursuance of provision contained in Section 89(A) of Bombay Tenancy & Agricultural Lands Act, 1958, the Purchaser shall apply to the Competant Authority/Dy. Collector, Anjar for grant of ex-post-facto approval to purchase this Agricultural Land for Non-Agricultural purpose and Industrial use. The Purchaser in anticipation of getting ex-post-facto approval from the Competant Authority/Dy. Collector, Anjar for purchase of this Agricultural Land for use as Non-Agricultural Land for Bonafide Industrial purpose has purchased this Agricultural Land in the name of Company i.e. M/s. Rama Cylinders Pvt. Ltd.,

(V. V. CHAVDA)  
NOTARY

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**\*\* SCHEDULE \*\***

Agricultural Land bearing Survey No. 332, admeasuring Acres 8-39 Gunthas = H. 3-63-21, lying and situate at, Village Bhimasar, Taluka and Sub-Registration District Anjar, Registration District Kutch, State of Gujarat and bounded as under :-

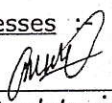
Towards North : Land bearing Survey No. 334.  
Towards South : Cart Road/Land bearing Survey No. 348.  
Towards East : Land bearing Survey No. 333.  
Towards West : Land bearing Survey Nos. 330 & 331.

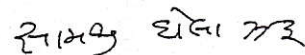
13. THAT the expressions "the VENDOR" and "the PURCHASER" used in these presents shall unless repugnant to the meaning or context hereof mean and include heirs, executors, administrators and legal representatives of One Part and successors and assigns etc. of Other Part.

NO ERROR, mis-statement nor omission in the description of said Agricultural Land shall annul this sale transaction.

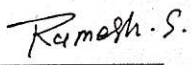
IN WITNESS WHEREOF the Vendor has put his hand/signature unto this Sale Deed on the day and date hereinabove mentioned.

Witnesses

1.   
Babubhai Velji Lhai  
Dangar,  
Bhimasar,  
Tal. Anjar - Kutch.



SHRI SHAMJIBHAI GHELABHAI JARU.  
The Vendor.

2.   
Ramesh Shamkhubhai Kataria,  
Village: Moti Chirai,  
Tal. Bhachau - Kutch.

Chandnani's

  
(V. V. CHAVDA)  
NOTARY







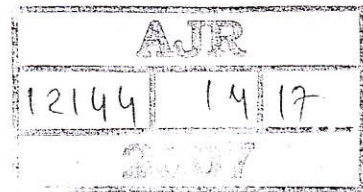
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- 14 -

ANNEXURE AS PER SECTION 32-A OF THE  
INDIAN REGISTRATION ACT, 1908.

Name and Signature.	Photograph.	Left Hand Thumb Impression.
<p><i>श्री शंजिवhai गेलभाई जारु</i></p> <p>SHRI SHAMJIBHAI GHELABHAI JARU.</p> <p>-----</p> <p>The Vendor.</p>		
<p>For M/s. RAMA CYLINDERS PRIVATE LIMITED,</p> <p>FOR RAMA CYLINDERS PVT. LTD.</p> <p><i>Sanjiv R. Naphade</i></p> <p>AUTHORISED SIGNATORY</p> <p>( SHRI SANJAY R. NAPHADE, )</p> <p>Vice President &amp; Authorised Signatory.</p> <p>-----</p> <p>The Purchaser.</p>		



(W. V. CHAVDA)  
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અનુક્રમ નંબર ૧૨૧૪૪  
સને ૨૦૦૭ ના ઓક્ટોબર માસની  
૩૦ મી તારીખે ૧૨ થી ૧  
વાગ્યાની વચ્ચે મામલતદાર કચેરી ની ઉપર,  
પહેલા માળે, અંજાર સબ રજિસ્ટ્રારની કચેરીમાં  
રજુ કર્યા.



*Ramabhai*

મો. રામા સીલીન્ડર પ્રાપ્તી વતી સંજય આર.  
નાઈડે

પહોંચ નંબર :-	૨૦૦૭૦૪૭૦૦૧૮૮૮
કી પહોંચી છે તે	રૂ. પંસા.
નોંધવાની ફી :-	૩૬૮૮૮
શેટો કી પાનના( ૧૭:-	૧૭૦
ટપાલ :-	૦
એકદરે કુલ :-	૪૦૦૫૬

( અંકે સુધિયા ચાલીસ હજાર આગણસાઠ પુરા.)



( આર.કે.પરમાર )  
સબ રજિસ્ટ્રાર

મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર

( આર.કે.પરમાર )  
સબ રજિસ્ટ્રાર

મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર

પરિગટનું નામ અને સરનામું	ઉંમર	શેટોગ્રાફ	ડા.હા.અ.ની છાપ	સહી
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આપનાર  
શામજીભાઈ ઘેલાભાઈ ૪૩ (ખેતી)  
રે. ભીમાસર  
તા.અંજાર

૩૬



*શામજી ઘેલાભાઈ*

દસ્તાવેજ લખી આપનાર  
આ દસ્તાવેજ લખી  
આપ્યાનું કબુલ કરે છે.



12/4/15  
17  
2008

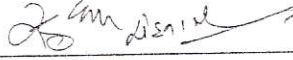
(V. V. MAYDA)  
NOTARY



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૧. સુધીર વી. ચંદ્રનાની (વકીલાત)  
૨. ગાંધીધામ

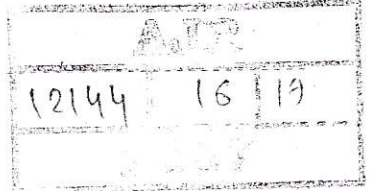
જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ  
કહે છે કે સદરહું લખી આપનારને તેઓ જાતે  
ઓળખે છે. અને તેમની ઓળખાણ આપે છે.

૧. 

તારીખ ૩૦ માહે ઓક્ટોબર - ૨૦૦૯

( આર.કે.પરમાર )  
સબ રજિસ્ટ્રાર  
મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર

બજાર કિંમત નક્કી કરવા અંગેનું  
ફોર્મ નં.૧ રજુ થયેલ છે.  
તા. ૩૦/૧૦/૨૦૦૯



( આર.કે.પરમાર )

સબ રજિસ્ટ્રાર  
મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર

(M. V. KAVDA)  
NOTARY



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ઇન્ડમટેક્સ રૂલ્સ ૧૯૬૨ની જોગવાઈ મુજબ  
(૧) પાન નં./ઇ.જી.ર નંબર  
દર્શાવેલ છે. જેની ખરાઈ કરવામાં આવેલ છે.

આપનાર નંબર.

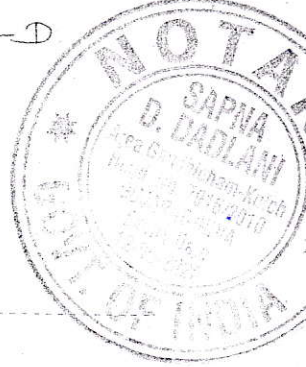
લેનાર નંબર. જા પાન નં. A A C C R 8653 - D  
સંમતી આપનાર નંબર.

તારીખ: 30/10/2007

(આર.કે. પેરમાર)

સબ રજીસ્ટ્રાર - અંજાર

મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર



ઇન્ડમટેક્સ રૂલ્સ ૧૯૬૨ની જોગવાઈ મુજબ.....  
ફોર્મ નંબર ૬૦ ઠરાવેલ નમુનામાં રજુ કરવામાં આવેલ છે.

આપનાર નંબર. (1.)

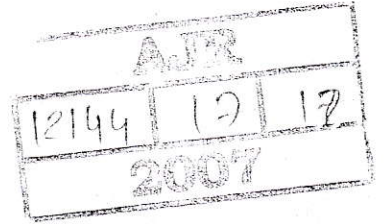
લેનાર નંબર.

સંમતી આપનાર નંબર.

તારીખ: 30/10/2007

(આર.કે. પેરમાર)

સબ રજીસ્ટ્રાર - અંજાર  
મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર



૧ નંબરની બુકના ૧૨૧૪૪ નંબરે નોંધ્યો  
તારીખ : 30/10/2007

(આર.કે. પેરમાર)

સબ રજીસ્ટ્રાર

મામલતદાર કચેરી ની ઉપર, પહેલા માળે, અંજાર

29 NOV 2019

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(SAPNA D. DADLANI)  
ADVOCATE & NOTARY  
Gandhidham-Kutch.



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Certified to be True

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(SAPNA D. DADLANI)  
ADVOCATE & NOTARY  
Anjar - Kutch

14 NOV 2007