

2

SALE DEED

IN RESPECT OF

22 SEP 2005
22 SEP 2005

DEED OF SALE of an Agricultural land bearing Survey No. 334 paiki
(p-1) admeasuring Acre 9-00 Gunthas equivalent to
Hectare 3-64-22 PRA situated in sim of Village
Bhimasar, Taluka Anjar Kachchh, for consideration of
Rs. 40,00,000.00

EXECUTED BY

RAYMAL @ CHANA SOMA RABARI
Village Bhimasar, Taluka Anjar - Kachchh

IN FAVOUR OF

RAMA CYLINDERS PRIVATE LIMITED

Through its Authorized Signatory,
SHRI C. U. MANGTANI

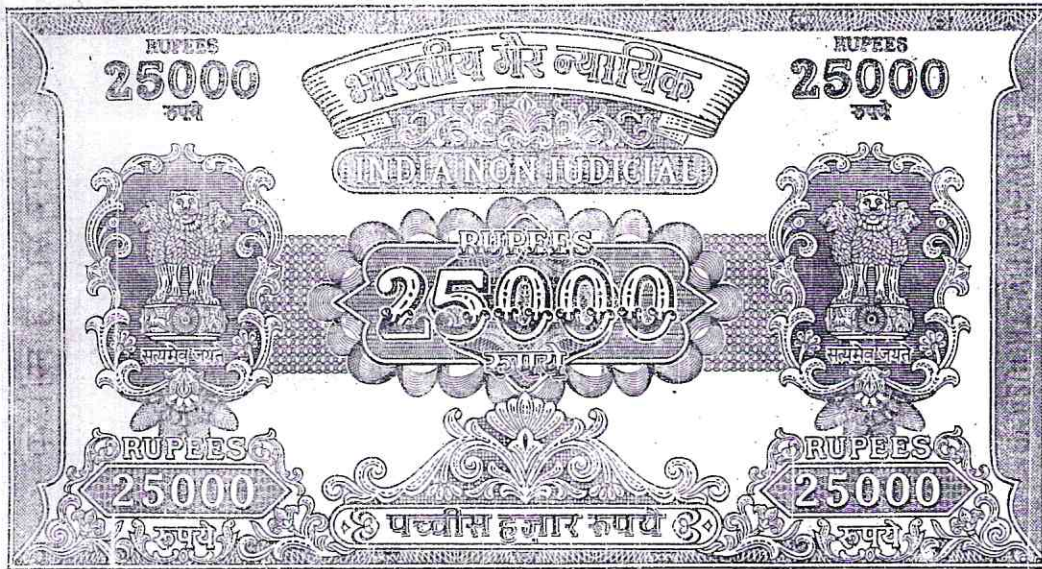
EXECUTED ON

22nd September, 2005

AT ANJAR - KACHCHH

Drafted By

Shri Bharat Durlabhchandra Chhaya,
Advocate
H-25, 1st Floor, Jain Colony,
New Anjar, Anjar - Kachchh.
Ph. [02836] 242698, 243388



અનુક્રમ નંબર ૪૦૩૬૨૮૦.

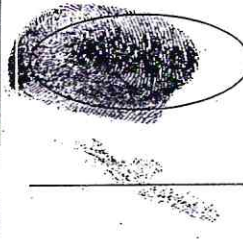
21 SEP 2005

04DD 640399

ખરીદનારનું નામ.

હેવાળું : ભાગ્યશીર રામ રામભાઈ રા. ભ. ડા. પટેલ રામભાઈ
સ્ટેમ્પ કાગળની કિંમત : રૂ. ૨૫૦૦૦/- ૫૬૨
સ્ટેમ્પ કાગળ ખરીદનારની સહી :

(મધુકાન્ત સી. વેહ)
સ્ટેમ્પ વેન્ડર, અંજાર.
ભા. નં. ૩૪/૯૭



Serial No.

7651

Presented at the office of
the Sub-Registrar of
between the hours of
and
with Photograph and
thumb impression

ANJAR
1

22 SEP 2005

R. No.

3489305

Rs. Ps.

Received fees for
Registration
Photography
Side
Postage

600752
190-

TOTAL

602652

Ramachand

For Ramachandera Sub. Regd.
Director

22/9

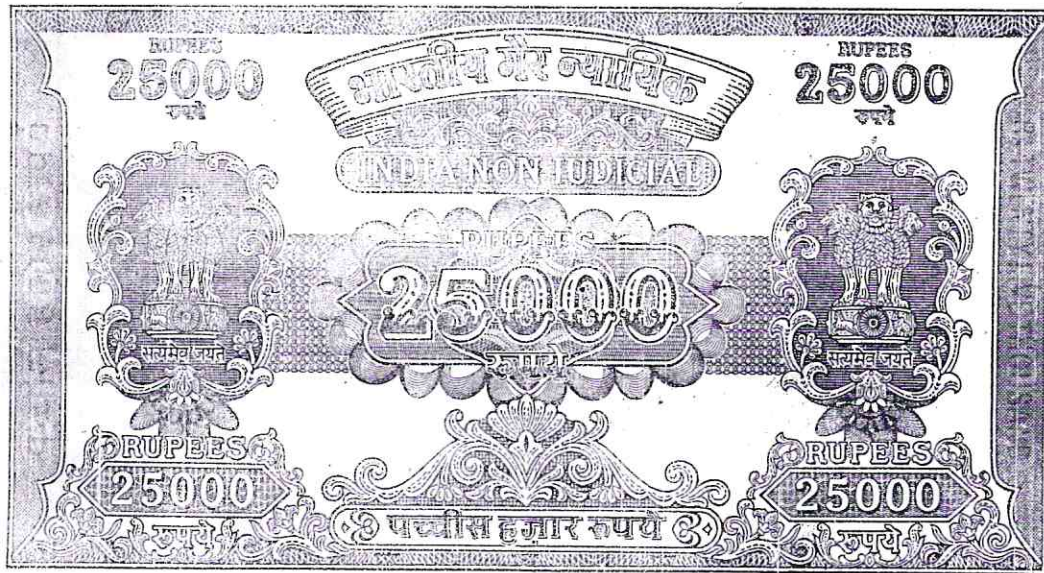
SUB-REGISTRAR ANJAR

SUB-REGISTRAR ANJAR

DEED OF SALE of an Agricultural land bearing Survey No. 334 paiki-1

For *2000000 2/100*

[....2/-]



अनुक्रम नंबर २०३१ वा.

21 SEP 2005

04DE 640398

जरीददारनु नाम . राम

ठेकाणु : भिमसार

स्टेम्प कागजनी किंमत : ३०,००,०००/-

स्टेम्प कागज जरीददारनी सही :

(महिकांत सी. वेड)

स्टेम्प वेन्डर, अंजार.

ला. नं. ३४/८७

....2....

admeasuring Acre 9-00 Gunthas situated in sim of Village
Bhimasar, Taluka Anjar Kachchh, for consideration of Rs. 40,00,000.00

THIS DEED OF SALE made on this 22nd day of September 2005

IN FAVOUR OF

RAMA CYLINDERS PRIVATE LIMITED

a company registered under the

Indian Companies Act, 1956,

having its Reg. office at 1711, World Trade Centre-1,

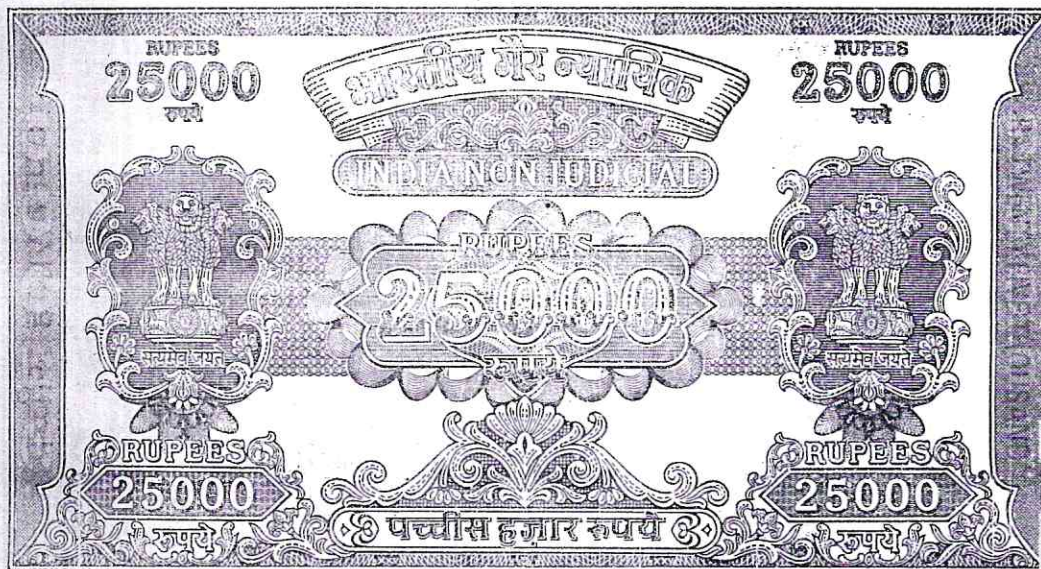
Cuffe Parade, MUMBAI - 400 005

through its authorized signatory

२०२

✓ जगदीश शर्मा

[....3/-]



04DD 640397

અનુક્રમ નંબર ૪૩૭૧૪ તા. 21 SEP 2005
 ખરીદનારનું નામ. અમર અમરજી મુ. લા. ડા. ગુડેશ રામભાઈ
 ઠેકાણું : બામસર
 રા. કાગળની કિંમત : રૂ. ૨૫.૦૦૦/- ૩૧ ૬ ૨૧
 સ્ટેમ્પ કાગળ ખરીદનારની સહી :
 (મધુકોત્ત સી. વેદ)
 સ્ટેમ્પ વેન્ડર, અંજાર.
 લા. નં. ૩૪/૯૭

....3....

Mr. C. U. MANGTANI
 Indian inhabitant, Adult, Business, Hindu
 Residing at present S. No. 334 paiki,
 Village Bhimasar, Ta. Anjar-Kachchh
 PAN No. AACCR 8653 D *Signature*

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)

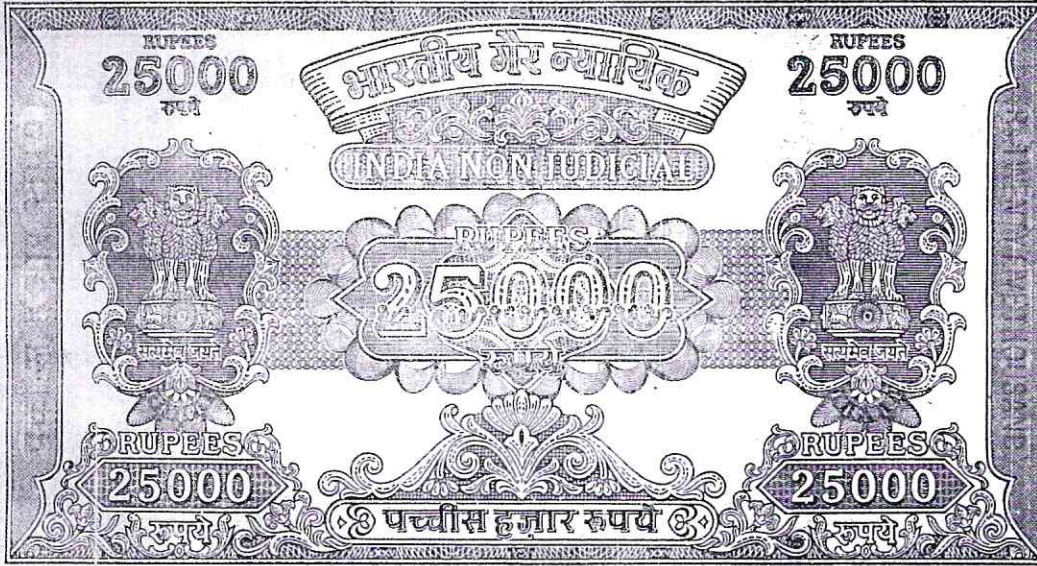
BY

Signature
 RAYMAL CHANA SOMA RABARI
 Indian inhabitant, Adult, Agriculturist, Hindu
 Residing at Village Bhimasar, Taluka Anjar-Kachchh.

Signature

[....4/-]





04DD 640396

અનુક્રમ નંબર ૨૧૭૭૩ વા. 21 SEP 2005
 ખરીદનારનું નામ . રામ રામપર રા. લા. કાગડેશી તા. ૧૧/૯/૦૫
 દેકાણું : અંબલ રેમ્પ કાગડેશી કિંમત : રૂ. ૨૫,૦૦૦/- મુકદ્દર
 રેમ્પ કાગડેશી ખરીદનારની સહી :
 (મલિકાનંત સી. વેડ)
 રેમ્પ વેન્ડર, અંબલ.
 લા. નં. ૩૪/૯૭

....4....

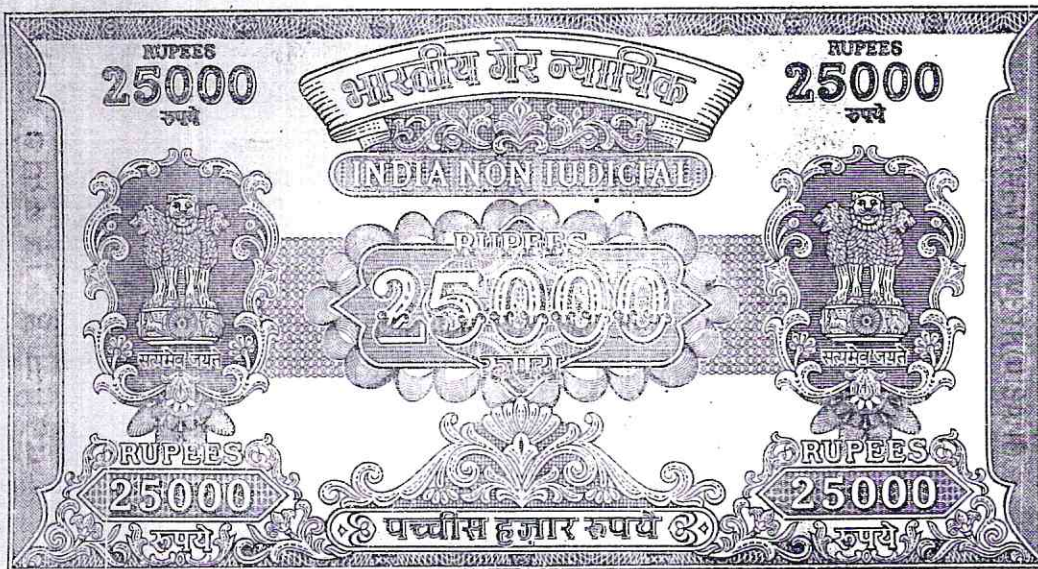
hereinafter referred to as " THE VENDOR" of the **SECOND PART.** (which expression shall unless it be repugnant to the context or meaning thereof shall include her heirs, legal representatives, assigns etc.)

WHEREAS :

A. All that piece and parcel of an agricultural land well and sufficiently described in the schedule appearing at the apex of these presents was originally bearing old survey Nos. 254/1 admeasuring Acre 8-10 Gunthas and 254/2 admeasuring Acre 8-09 Gunthas known as "Sursuriyun" and both fields were belonged to one Vasa Bhim Marand of village Padana with transferable, alienable and heritable rights. Same were duly mutated in his name vide entry No. 209 Village Form No. 6, Record of Right duly promulgated on date 14.11.1960 during the application of survey settlement for the very first time to this area

[Signature]

[....5/-]



04DD 640395

अनुक्रम नं. २०३३ दि. २१ SEP 2005
 परीक्षणार्थ नाम : ...
 हेतु : ...
 स्टैम्प कागज की किंमत : ...
 स्टैम्प कागज परीक्षणार्थ सही : ...
 (मधुबन सी. वेड)
 स्टैम्प वेडर, अंजार.
 ला. नं. ३४/८७



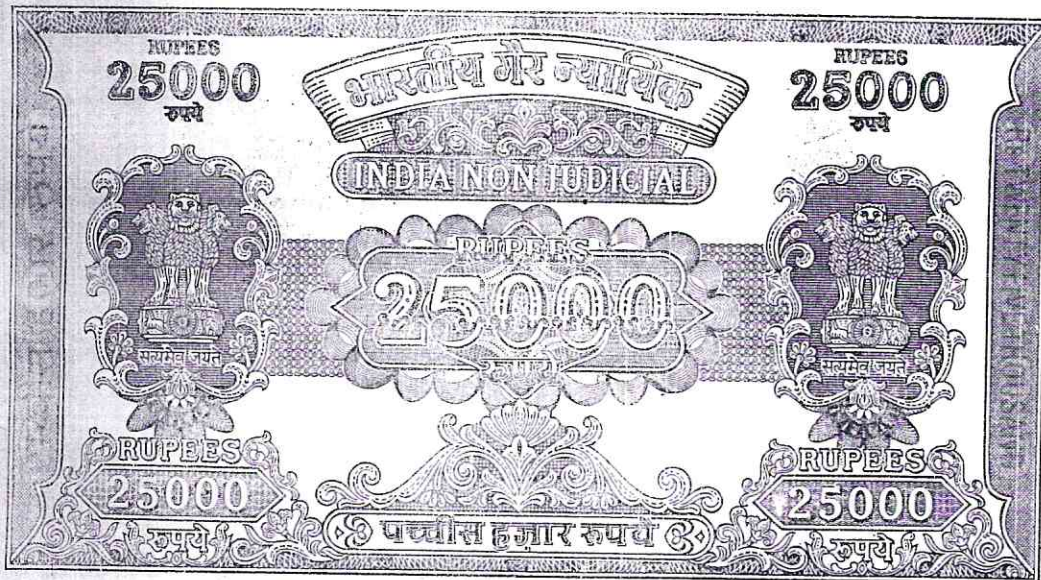
....5....

under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

B. Thereafter upon application of new survey settlement under the provisions of the Bombay Land Revenue Code and Rules made thereunder to this area said both the fields were assigned a single new survey number 334 and its area was fixed as Acre 15-35 Gunthas and was duly mutated in the name of said Vasa Bhima Marand as an occupier of khalsa land since old times vide entry No. 266 in Vilalge Form No. 6, Record of Right. Said entry was duly promulgated by the Deputy Collector, Anjar on date 19.03.1971 under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Thereby said Vasa Bhima Marand was original owner and occupier of the land referred in the schedule with transferable, alienable and heritable rights.

[Signature]

[...6/-]



04DD 640394

अनुक्रम नंबर ४०७१९ ता. २१ SEP २००५
 भरीदारानु नाम . राजा राजा २१-९१ २१-९१
 ठेकाधु : २१-९१ २१-९१ २१-९१ २१-९१
 स्टैम्प कागज की किमत : ३५ २१-९१ २१-९१
 स्टैम्प कागज भरीदारानी सही : २१-९१ २१-९१
 (भरीदारानी सी. गै.)
 स्टैम्प वेक्टर, अंजूर.
 ला. नं. ३४/६७

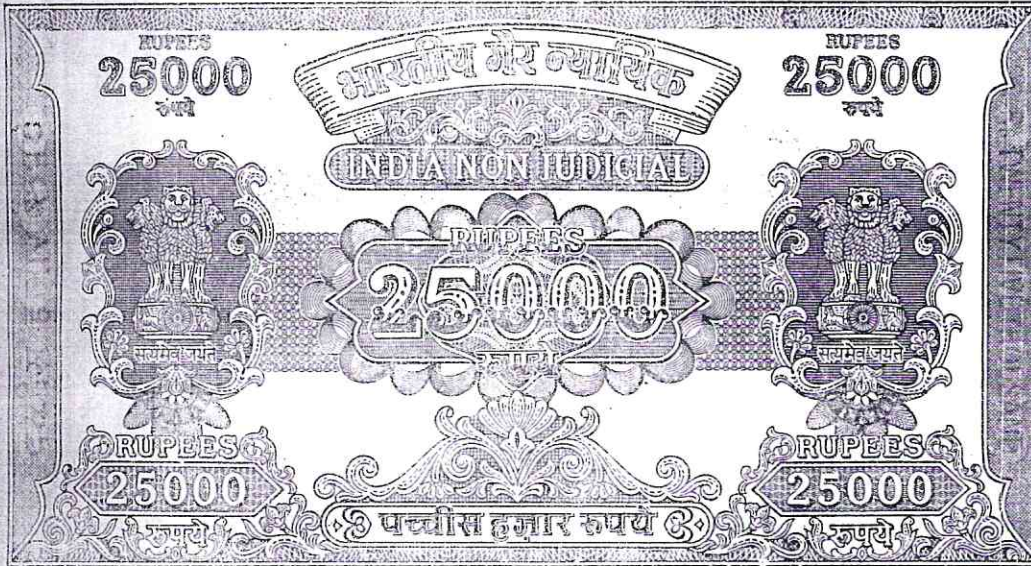
....6....

C. Thereafter said Vasa Bhima Marand had fully and absolutely conveyed and transferred the said land jointly to Humbal Karshan Teja and Kuvadiya Dhama Bhacha of village Bhimasar vide registered sale deed bearing registration No. 1454 dated 05.10.1981. Pursuant thereto an entry No. 657 dated 05.02.1982 in Village Form No. 6, Record of Right has been duly entered into and certified by the Deputy Mamlatdar, Revenue, Anjar on date 15.03.1982 under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Thereby they both became absolute owners of the said field.

D. Thereafter the abovesaid co-owners have partitioned the said field and in arrangement thereto have assigned area admeasuring Acre 9-00 Gunthas to Dhama Bhacha Kuvadiya and Acre 6-35 Gunthas to Karshan Teja Humbal. Pursuant to said arrangement / partition an entry No. 890 dated 31.03.1990 in Village Form No. 6, Record of Right has been duly entered into and certified by the Mamlatdar, Anjar on date 19.06.1990 under the provisions

२१-९१ २१-९१ २१-९१ २१-९१

[....7/-]



अनुक्रम नंबर ७५१८ वा.

21 SEP 2005

04DD 640393

परीटनारनु नाम .

डेकातु : ०९/०९/९२ रा. म. स. नं. ३३४ पा. अ. ९-०० गुंथस

स्टेम्प कागजनी किमत : ३०-२-०००१- ५ रु २०

स्टेम्प कागज परीटनारनी सही :

(महोदय श्री. वे. व.)

स्टेम्प वेन्डर, अंजार.

सा. नं. ३४/८७

....7....

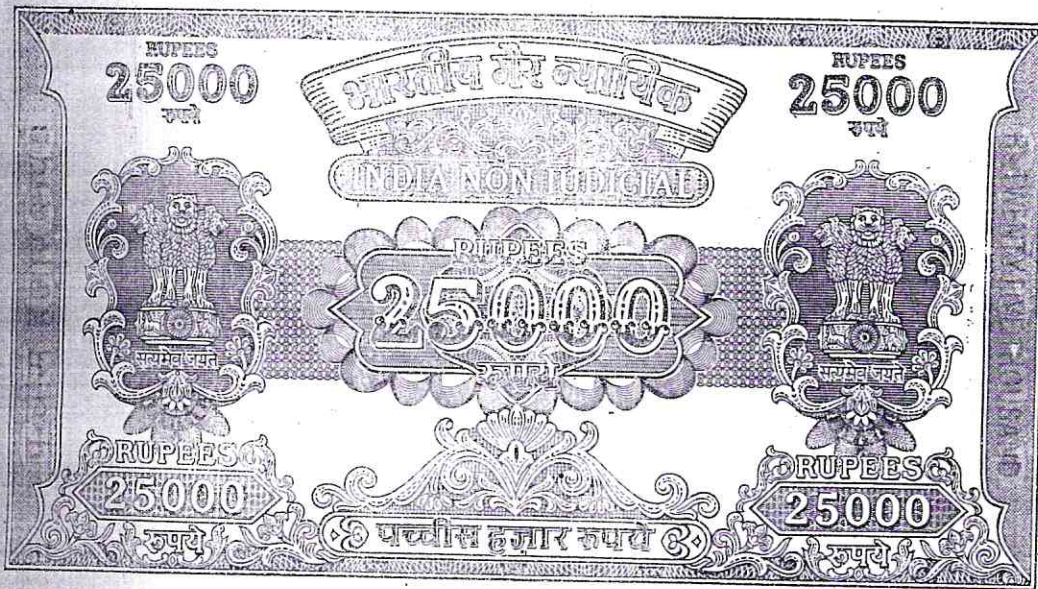
of the Bombay Land Revenue Code and Rules made thereunder.

E. Said Dhama Bhacha Kuvadiya had, infect purchased the said field in his name as a representative-Karta of their Hindu Undivided Family, as such he had put the said field into the hotchpotch of their Joint Hindu Family and treating the same as a property of their HUF had thereafter assigned the said field bearing S. No. 334 paiki admeasuring Acre 9-00 Gunthas to his brother Shamji Bhacha Kuvadia during the partition of their joint properties and family arrangement thereof. Pursuant thereto an entry No. 958 dated 09.04.1992 in Village Form No. 6, Record of Right has been duly entered into and certified by the Deputy Mamlatdar, Revenue, Anjar on date 09.05.1992 under the provisions of the Bombay Land Revenue Code and Rules made thereunder.

२०२

Shamji Bhacha Kuvadia

[....8/-]



समलुक्त नंबर ४०३१४ ता.

21 SEP 2005

04DD 640392

अरीदनारनु नाम .

हेकाया : रामराव

राय

सामास

रा. ला.

रा. ला. २००२

स्टेम्प कागजनी किमत : २५,०००/-

स्टेम्प कागज अरीदनारनी सही :

४३२१

(मधुकोन्टो सी. वेड)

स्टेम्प वेन्डर, अंजार.

ला. नं. ३४/८७

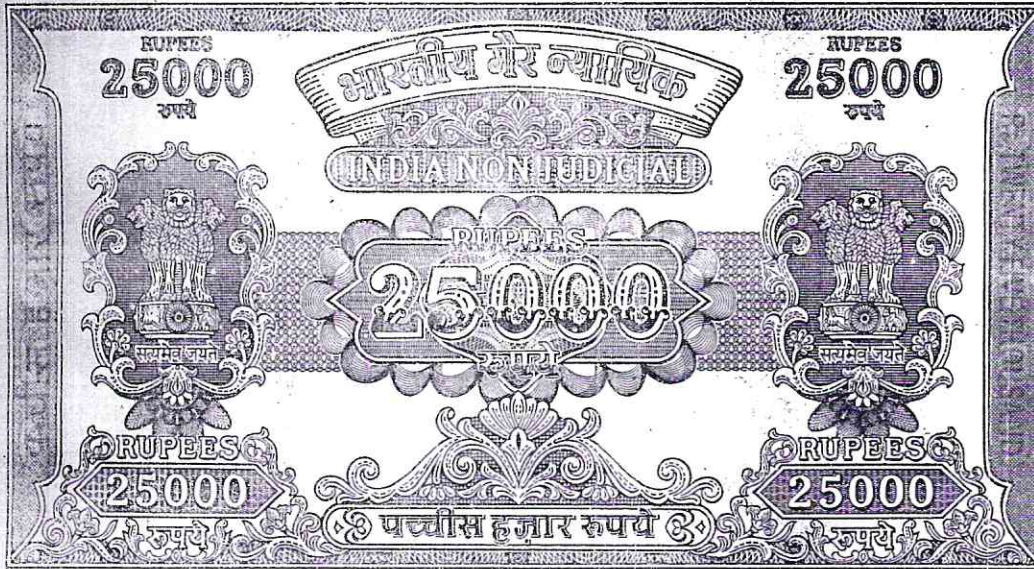
....8....

F. Thereafter said Shamji Bhacha Kuvadiya has fully and absolutely conveyed the said field to Rabari Raymal @ Chana Soma the Vendor herein, vide registered sale deed dated 8.01.1994. Said deed is duly registered before the Sub-Registrar, Anjar at Add. Book No. 1, Volume No. 366, at pages 132 to 141, at Serial No. 26 on date 10.01.1994. Pursuant to said transaction an entry No. 1019 dated 20.06.1994 in Village Form No. 6, Record of Right has been duly entered into and Certified by the Deputy Mamlatdar, Revenue, Anjar on date 02.09.1994 under the provisions of the Bombay Land Revenue Code and Rules made thereunder. Thereby the Vendor became sole and absolute owner of the field referred in below schedule.

G. In view of above, present Vendor is holding and possessing clear, marketable, transferable, alienable and partible title in respect of land well and sufficiently described in the schedule hereunder.

Shamji Bhacha Kuvadiya

[....9/-]



अनुक्रम नंबर २०५१२ ता.

21 SEP 2005

04DD 640390

प्ररीटनारनु नाम . राजा राजा २०५२ रा. ला. २. गुडेश नगरा
 ठेकारा : राजा २०५२
 स्टैम्प कागजनी किंमत : ३०५०००/- रु ५२१
 स्टैम्प कागज प्ररीटनारनी सही :

(महेश्वरी सी. पोट)

स्टैम्प पेन्सल, अंगार.

ला. नं. ३४/९७

....10....

89-A of The Bombay Tenancy and Agricultural Lands (Vidarbha region and Kutch area) Act, 1958, purchaser is entitled to purchase the agricultural field for the said purpose as the land is not situated within the Urban Agglomeration as defined in Clause (n) of Sec. 2 of The Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976).

I. The Purchaser, prior to executing these presents, through its advocate Mr. Bharat D. Chhaya has got published a Public Notice in Kutchmitra Daily dated 11.07.2005 inviting any objections, claims, rights, titles, etc. of whatsoever kind from the General Public. Pursuant to said Public Notice, no-one has lodged any objection, claim, rights, etc of whatsoever kind within the time stipulated in said public notice, nor uptill now. As such, the field referred in the schedule is deemed to be free from all kind of charges and encumbrances and its title is clear and marketable.

[Signature]

[...11/-]



अनुक्रम नंबर ४०५१२ ता.

21 SEP 2005

04DD 640389

अरीदनारु नाम : २१५६ २५५५०२ २५५०२ २५५०२
 ठेकाधुं : २५५५०२
 स्टैम्प कागजनी किमत : २५५०००/-
 स्टैम्प कागज अरीदनारुनी सही :

(मधुकांत सी. वेड)

स्टैम्प वेडर, अंगार.

ता. नं. ३४/८७

....11....

J. The Vendor has agreed to sell the said land referred in the schedule hereunder.

M. That the Purchaser Company has duly Resolved in its Board Meeting to purchase Agricultural and Industrial lands in the District of Kachchh, Gujarat and have duly authorized Mr. C. U. Mangtani to negotiate, sign and execute the documents and its registration on behalf of the company.

The Purchaser has requested to the Vendor to execute these presents 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

[Signature]

[....12/-]



अनुक्रम नंबर ४०३३ वा.

21 SEP 2005

04DD 640401

अरीदनारुं नाम . २५२२ २५२२२ २५२२ २५२२ २५२२

हेडिंग : २५२२२२

रेटिंग कागजनी किमत :

रेटिंग कागज अरीदनारुं सही :

२५३२१

(गद्युक्तिनी सी. वेड)

रेटिंग वेडर, अंजार.

सा. नं. ३४/६७

....12....

convey and transfer by way of sale unto the Purchaser all that piece and parcel of plots situated in sim of Village Bhimasar of Registration Sub-District Anjar 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 otherwise appertaining thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor 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 of 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

Signature

[....13/-]

Handwritten signature





अनुक्रम नम्बर ४२३४४ ला.

21 SEP. 2005

06AA 810254

परीटनारनु नाम :

हेडालु : लमभारत राना राना नरु राना - ला. ला. गुडेर राना

स्टेम्प कागजानी किमत : रु. २०,०००/-

स्टेम्प कागज परीटनारनी सही :

५५२१

(अधुकोनली सी. वे.)

स्टेम्प वेक्टर, अंजार.

ला. नं. ३४/८७

....14....

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 them the Vendor or her heirs or any of them or by any person or persons claiming or to claim from under or in trust for her or any of them.

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 or 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 her.

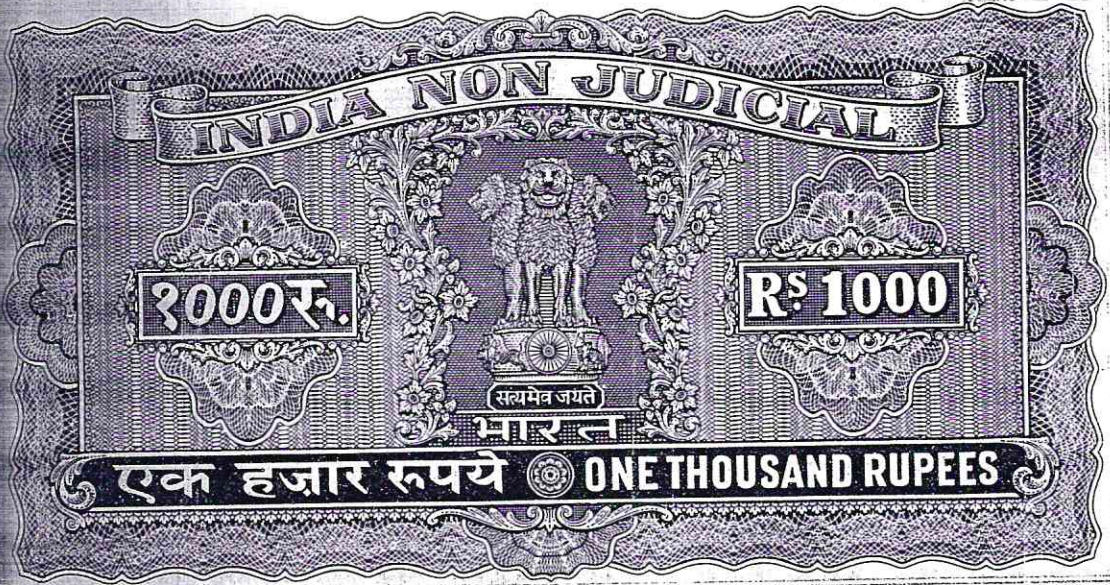
4. The Vendor and all persons having or claiming any estate, right, title or interest in the said land and premises hereby conveyed or any part thereof by

[Signature]

[...15/-]

मोहन लाल

1000Rs.



ગુજરાત GUJARAT

136358

અનુક્રમ નંબર ૨૦૩૬૧૮૮૦

21 SEP 2005

ખરીદનારનું નામ :

રેકાર્ડ : ૯૫૫૨ ૨૫-૯૫-૬૫૭૬૨૧ ૨૫૫૨૯૧

સ્ટેમ્પ કાગળની કિંમત : ૩૫.૨૦૦૨૧- ૪૬૬૧

સ્ટેમ્પ કાગળ ખરીદનારની સહી :

(મધુકાંત સી. વેદ)

સ્ટેમ્પ વેંડર, અંતર.

લા. નં. ૩૪/૯૭

....15....

from, under or in trust for the Vendor or her heirs, executors, administrators 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 by 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.

[...16/-]

[Signature]

....16....

AND THE PURCHASER hereby covenant with the Vendor that,

1 It will make necessary application, if any, requires to be made, to the State Govt. or any officer in its behalf for obtaining permission retrospectively to purchase this land under the provisions of the Bombay Tenancy and Agricultural lands (Vidharbh region and Kachchh area) Act, 1958 and rules made there under, the purchaser company, shall bear all costs and incidental expenses for the same and shall not claim any amount form the Vendor.

2 That the Vendor has handed over all the deeds of title and orders and papers etc. pertaining to the property referred in the schedule to the Purchaser.

3 The Seller and Purchaser agrees that the value of the land is at market value of Rs. 40,00,000.00 and the cost of Registration charges shall be borned by the purchaser.

The Vendor have received the amount of consideration as follows and admits the receipt thereof.

Rs. 11,000.00	By way of cash on date 02.07.2005.
Rs. 2,00,000.00	Vide D.D. No. 470885 dated 04.07.2005 of State Bank of India drawn in favour of the Vendor.
Rs. 2,43,500.00	Vide D.D. No. 471822 dated 25.07.2005 of State Bank of India drawn in favour of the Vendor.
Rs. 4,00,000.00	Vide D.D. No. 472967 dated 8.08.2005 of State Bank of India drawn in favour of the Vendor.
Rs. 31,45,500.00	Vide D.D. No. 258093 dated 19.09.2005 of State Bank of India drawn in favour of the Vendor.
Rs. 40,00,000.00	Rupees Forty Lacs Only.

Don 24m 24m 24m

[....17/-]

....17....

THE SCHEDULE ABOVE REFERRED TO
(Description of the property)

All piece and parcel of an agricultural land bearing S. No. 334 paiki (p-1) admeasuring acre 9-00 Gunthas equivalent to Hectare 3-64-22 PRA known as "Sursuriyun", situated in the sim of Village Bhimasar of Registration Sub-District and Taluka Anjar of Registration District and District Kachchh, bounded as under :

Bounded on East by	:	Land bearing S. No. 337
Bounded on West by	:	Land bearing S. No. 334 paiki (p-2)
Bounded on North by	:	Land bearing S. No. 336
Bounded on South by	:	Land bearing S. No. 332.

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
Raymal @ Chana Soma Rabari

)
)
) *Raymal @ Chana Soma Rabari*

Signed and Delivered by the
within named Purchaser
RAMA CYLINDERS PRIVATE LIMITED
Through its Authorized Signatory
Mr. C. U. MANGTANI

)
)
)
) *C. U. Mangtani*

in the presence of
Witnesses

1. *V. K. Patel*

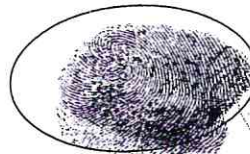
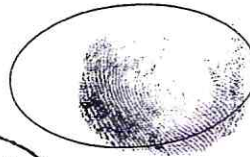
2. *CHANDAN KUMAR*

....18....

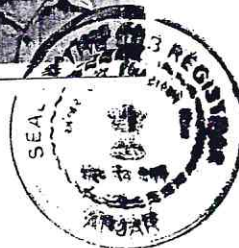
SCHEDULE U/S 32-A OF REGISTRATION ACT, 1908

Raymal @ Chana Soma Rabari

Raymal @ Chana Soma Rabari
VENDOR



C. U. Mangtani
C. U. Mangtani
Authorized Signatory
Rama Cylinders Pvt. Ltd.



Raymal @ Chana Soma Rabari Adult, Hindu, Agriculturist,
Residing at Village Bhimasar, Taluka Anjar - Kachchh - VENDOR

Mr. C. U. Mangtani
Authorized Signatory
RAMACYLINDERS PRIVATE LIMITED
MUMBAI - PURCHASER

Executing party
admits execution

Raymal



Raymal



- ① Rabari Vibha Pacham
Farmer - B Lodai
② Ramnik Lal Manji - Thacker
Estate Agent - Gandhidham
state that he personally know the
above executant and identify him.

V. P. Debasi

[Signature]

22 SEP 2005

FORM NO. 1 IS PRODUCED

[Signature]

Sub-Registrar - Anjar

Date 22 SEP 2005

Registered at
No. 7651

Book No. 2

on 22 SEP 2005

Sub-Registrar - Anjar

SUB-REGISTRAR ANJAR

in document

P.A.N OF PURCHASER AND
VENDOR AND DECLARATION IN
FORM NO. 60 IS OBTAINED

is stated

(DANDA J J)



Sub-Registrar - Anjar

Date 22 SEP 2005