

- 17/09/2017
- SALE DEED**
1. Sale Deed :- Rs. 21,00,000/-
 2. Market Value :- Rs. 71,80,000/-
 3. Stamp Duty :- 3,59,000/- But the property of small Industrial "Shrance D; Gugst 205(1)xxvii(9) /U.O.-05 / Stamp / 2015 Dehradun dated 29/10/2015 so the Stamp Duty @2.5% Rs 1,15,150/- + 1,28,700/-
 - 3(a). Agreement :- Reg. Agreement Dated 05/02/2010 Sr. No. 1010
 - 3(b). Stamp Duty Paid At Present Rs. 2,44,000/-
 4. No. of Stamp Sheets :- 18 Pages
 5. Area of Land Sold :- 0.1020 Haq. i.e. 1020 Sq.Mt.
 6. Land Revenue :- N.A.
 7. Kind of Property (Agriculture/Residential/Commercial/Industrial/ Residential House):- Industrial Property
 8. Total Covered Area:- Ground floor, first floor, 2nd floor the total covered Area 3000 Sq.ft. i.e. 278.21 Sq.Mtrs. @ 9,000/- Per Sq.Mtr. Valuation of which Rs. 25,09,290/- & Boundary Wall approx 214.66 ft. i.e. 64.462 mtrs @ Rs. 1,000/- Per Mtr. Value Rs. 64,462/- = 2573752/-
 9. Situated At:- Village Karamdi Bhatiham, Pargana Bhagwanpur Tehsil Roorkee, Distt. Haridwar (Uttarakhand)
 10. Whether seller and purchaser related to Schedule Caste:- No
 11. Base of Sellers Title:- Through Sale Deed, Dated 02-07-2005, Sr. No. 4785
 12. Whether Land is Lease Land :- No
 13. Whether land is under consolidation :- Yes Under Process
 14. Type of Agriculture Land :- No
 15. Page No. & Colm. No. :- Page No. 3, Serial (3)(G)(12), Column 5,
 16. Circle Rate:- 4,300/- per Sq.Mtr., But Road 20 Ft. Wide so Rate increases 5%, Now Rate Rs. 4,515/- per Sq.Mtr., Value Rs. 46,05,300/-, Total Value of Construction & Land Value is Rs. 71,80,000/-
 17. Whether with in Avas Vikas Shulk or Not :- No
 18. Distance from Main Road:- Under 100 meter from National Highway Delhi-Dehradun Road & more than 100 meter from main road of village.
 19. Whether purchaser is Land holder of Uttarakhand :- Purchaser applied for permission u/s 154 (4)(3)(a)(v) of UP ZA and LR act

For KATG Therapeutics Pvt. Ltd.
K.C. [Signature]
Managing Director

For HELAX HEALTH CARE PVT. LTD.

[Signature]

Director

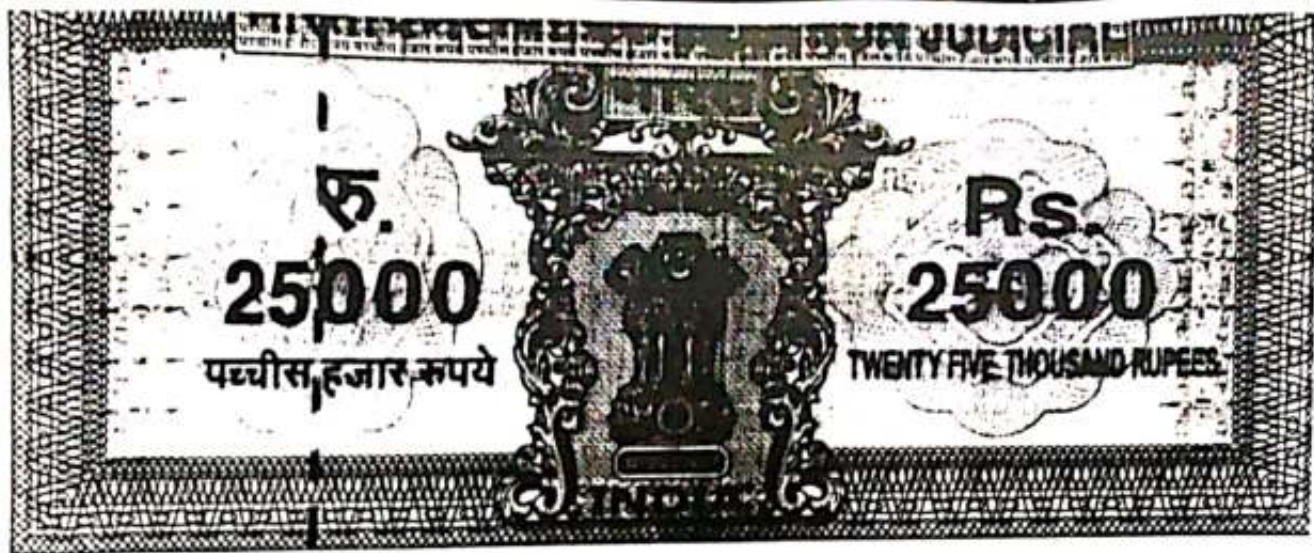
20. Photo & Finger Prints Attested By :- Nitin Kumar, Advocate
21. Sellers Name & Address:- M/s KATG Therapeutics Pvt. Ltd. Through Managing Director K.C. Sudhakar Reddy S/o Shri Changa Reddy, R/o 303, Rellance Enclave, Venkatraman Colony, Khairatabad, Hyderabad (A.P)(PAN AFAPK2907D)First party (Vendor/Seller)
22. Purchaser Name & Address:-M/s Helax Healthcare Pvt. Ltd. Through Managing Director, Shri Shiv Gupta S/o Late Dr. Ram Swaroop Gupta R/o 145-A/5, Harsh Plaza, Purani Anaj Mandi, Gohana)(PAN AATPG0808P)Second Party (Vendee/Purchaser)

For KATG Therapeutics
K.C. Sudhakar Reddy
M21
Advocate
Reg. No.-972/2010
Civil Court, ROORKEE

For HELAX HEALTH CARE PVT. LTD.
NITIN KUMAR
Advocate
Reg. No.-972/2010
Civil Court, ROORKEE
Director

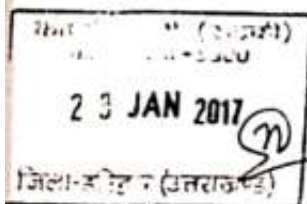
For KATG Therapeutics Pvt Ltd
K.C. Sudhakar Reddy
Managing Director

For HELAX HEALTH CARE PVT. LTD.
Shiv Gupta
Director



उत्तराखण्ड UTTARAKHAND

249084



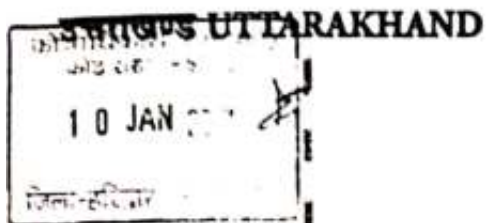
-: 3 :-

WHEREAS the said Property purchased by the Seller M/S KATG therputices pvt .Ltd the whole share of its Agriculturists through sale deed dated 02-07-2005 from Mohd Aslam & Parvej & Javed & Usman & Ahsaan S/o Nazir Hasan R/o Mohanpura

For KATG Therapeutics Pvt Ltd
K.C. Khatkhata
Managing Director

For HELAX HEALTH CARE PVT. LTD

Director



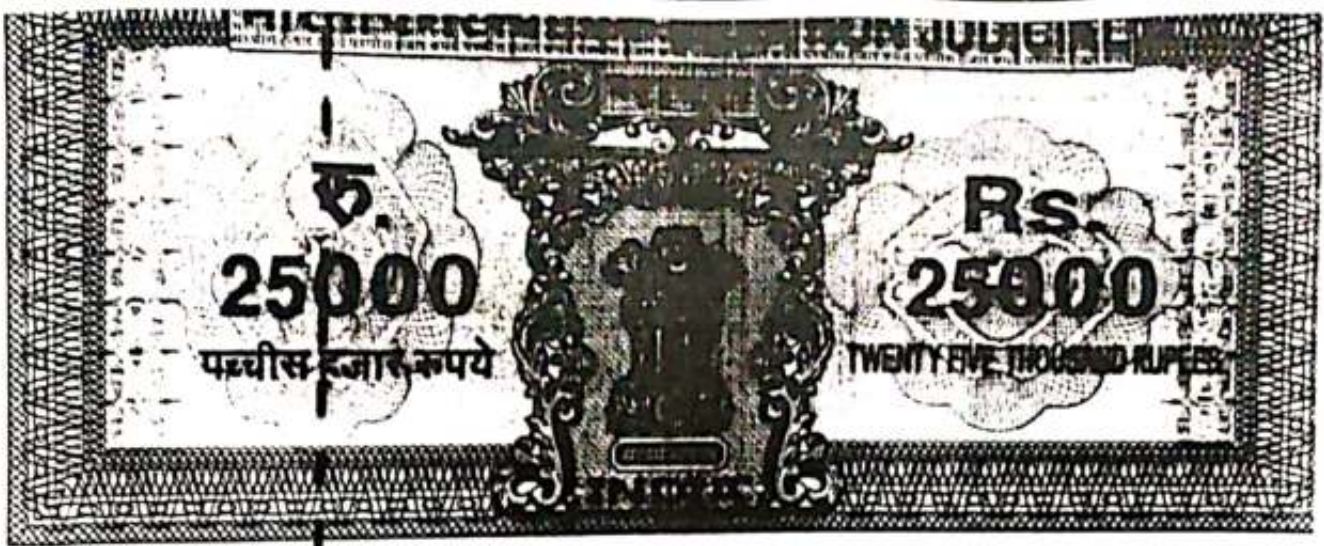
244867

-: 4 :-

Monammedpur, pargana & Tehsil Roorkee Distt. Haridwar, which has been registered in the office of sub-registrar, Roorkee, vide Bahi No. 1, Zild No. 2659/2944, on pages 140/375-381 at Sr. No. 4785 on dated 07-07-2005 which is free

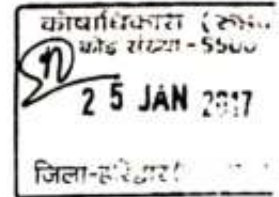
K.C. For KATG Therapeutics Pvt Ltd
Managing Director

For HELAX HEALTH CARE PVT. LTC
Direct



उत्तराखण्ड UTTARAKHAND

249152



-: 5 :-

from all debts and transfer, encumbrances and mortgage. First Party Seller agreed to sale said Property and execute this sale deed in favour of the second party Purchaser today, on the following terms and conditions at the cost of Rs. 21,00,000/-

For KATG Therapeutics Pvt Ltd
X' c. *[Signature]*
Managing Director

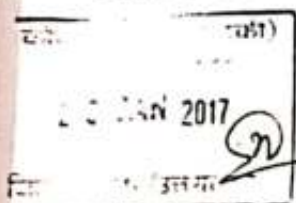
For HELAX HEALTH CARE PVT. LTD.

[Signature] Director



उत्तराखण्ड UTTARAKHAND

249103



-: 6 :-

(Rupees Twenty One Lack only) and the second party Purchaser has agreed to purchase the said property. Therefore we both the party and our legal heirs will abide by this sale deed and for transfer of said property.

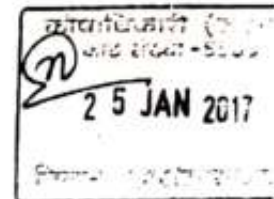
For KATG Therapeutics Pvt Ltd
K. C. Jha
Managing Director

For HELAX HEALTH CARE PVT. LTD.
St. J. A.
Director



उत्तराखण्ड UTTARAKHAND

249160



-: 7 :-

Whereas the seller is the recorded and absolute owner in possession of land consolidation form 23, Chak No. 135, Khasra No. 410, Area 0.102 Hect. Or 1020 Sq. Mtrs. Situated at Karoundi Musthakam, Pargana Bhagwanpur, Tehsil Roorkee, Distt. Haridwar

For KATG Therapeutics Pvt Ltd
K. C. Pradhan
Managing Director

For HELAX HEALTH CARE PVT. LTD
[Signature]
Director



उत्तराखण्ड UTTARAKHAND

249080

र. (25000)
25000
3 JAN 2017

-: 8 :-

(Uttarakhand). The said property is free from all types of encumbrances, charges liens or every description and any type of litigation etc. And the seller has fully and absolute title to the said property, with the right to transfer the same in favour of the purchaser.

For KATG Therapeutics Pvt Ltd
K. C. Puthierkar
Managing Director

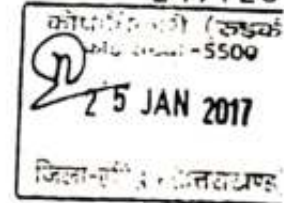
For HELAX HEALTH CARE PVT. LT
[Signature]

Direct



उत्तराखण्ड UTTARAKHAND

249120



-: 9 :-

AND WHEREAS the said property has been declared as non agricultural land through an order passed vide order No.70/2006, dated 01-05-2006 u/s 143U.P Z.A.&L.R. Act. Village Karoundi, Pargana Bhagwanpur, Tehsil Roorkee, Distt. Haridwar, by S.D.M./Asstt. Collector (1st Class Roorkee).

For KATG Therapeutics Pvt Ltd

K.C. Pradhan
Managing Director

For HELAX HEALTH CARE PVT. LT

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

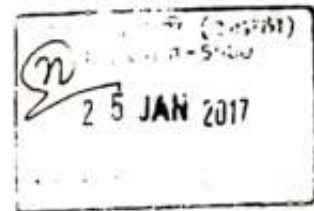
रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राखण्ड UTTARAKHAND

249155



-: 10 :-

Whereas the whole share of the sellers are being purchased by
the previous purchaser and now sold as it is, hence no violation of
sec. 168-U.P. Z.A. & L.R. Act. Occurs.

For KATG Therapeutics Pvt. Ltd
K. C. Prakash Singh
Managing Director

For KATG Therapeutics Pvt. Ltd.
[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

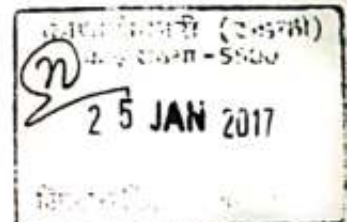
रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

249155



:- 10 :-

Whereas the whole share of the sellers are being purchased by the previous purchaser and now sold as it is, hence no violation of sec. 168-U.P. Z.A. & L.R. Act. Occurs.

For KATG Therapeutics Pvt Ltd
K. C. [Signature]
Managing Director

For HELAX HEALTH CARE PVT. LTD.

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

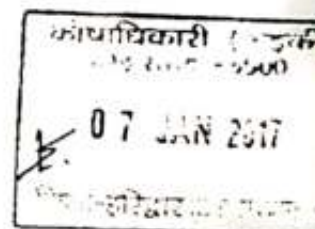
रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राखण्ड UTTARAKHAND

244800



-: 11 :-

NOW THIS DEED WITNESSETH AS UNDER

1 That having received the said consideration amount in the manner
2 detailed hereunder in continuation agreement of sale dated 06-02-
3 2010 duly registered vide register no. 1010, the seller hereby sell,
4 convey and assign absolutely to the purchaser the said property and
5 all that it has including all rights or esement and appurtenances
6 attached there to TO HOLD and POSSESS the same unto and use and
7 enjoy the same absolute owner thereof.

For HELAX HEALTH CARE PVT. LTD

For KATG Therapeutics Pvt Ltd
K. C. [Signature]
Managing Director

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये

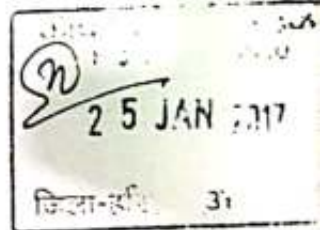


FIFTEEN
THOUSAND RUPEES

Rs.
15000

उत्तराखण्ड UTTARAKHAND

268935



-: 12 :-

2. That the seller has handed over the peaceful physical possession of the said property to the purchaser with right and privileges so far had and enjoyed by the seller to hold and enjoy the same for ever free from all encumbrances whatsoever by the purchaser.

For KATG Therapeutics Pvt Ltd
K. C. Mishra
Managing Director

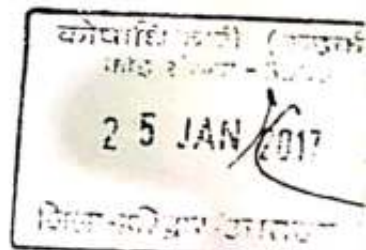
For HELAX HEALTH CARE PVT LTD.

[Handwritten signature]



उत्तराखण्ड UTTARAKHAND

C 369621



-: 14 :-

4. That if the sale deed is declared null & void by any competent Authority, court, forum or any other authority, the purchaser shall have the right to recover from the seller the entire consideration in respect of the said property along with interest there on till the date of actual payment.

For KATG Therapeutics Pvt Ltd
K. C. Mahapatra
Managing Director

FOR AN HEALTHCARE PVT LTD.

Signature



उत्तराखण्ड UTTARAKHAND

C 369622



-: 15 :-

4(a) That both the seller and the Purchaser are not member of the scheduled caste or scheduled tribe.

4(b) The Land valuation Rs. 46,05,300/- but the property of small industries "Sharnee D, so the stamp duty @ 2.5% which is the stamp duty 1,15,150/- and the total construction value 25,73,755/- @ 5% which is the stamp duty 1,28,700/- total stamp duty 2,44,000/-.

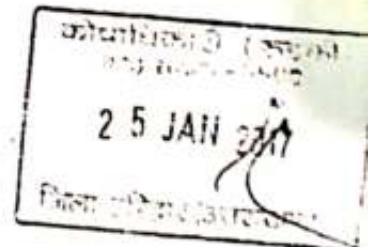
K.C. [Signature]
For KATG Therapeutics Pvt Ltd
Managing Director

[Signature]
For RELAX HEALTH CARE PVT. LTD.
Director



उत्तराखण्ड UTTARAKHAND

C 369623



-: 16 :-

5. That the expressions & seller "and" purchaser "referred to hereinbefore, unless repugnant to the context, mean and include and shall always mean and include their respective heirs, successors, legal representatives and assigns etc. IN WITNESS WHEREAS OF the seller and the purchaser named hereinabove have their hands and seals to these present the day month and year first hereinabove mentioned.

For KATG Therapeutics Pvt. Ltd
K. C. Mukherjee
Managing Director

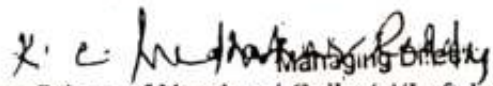
6. That the total sale amount 21,00,000/- (Twenty One Lacks Rupees Only) from purchaser to seller has been received in which as detail given here with Rs 15,00,000/- through R.T.G.S. and Rs 6,00,000/- through R.T.G.S. at the time of agreement dated 05-02-2010 in the presence of witnesses.
7. The permission u/s 154(4)(3)a(v) of U.P.Z.A. & L.R. Act. is applied by purchaser. The whole liability is purchaser with regard to this Sale Deed.

SCHEDULE OF PROPERTY

An industrial property measuring towards East 84 Ft. towards West 84 ft. towards North 130.66 ft. and towards South 130.66 ft. total area 10945.2 sq.ft. situated at Chak No. 135, Khasra No. 410, Area 0.1020 Hect. Of 1020 sq.mtrs. having Ground floor, First floor & IInd floor total covered area 3000 sq.ft. i.e. 278.81 sq.mtrs and boundary wall 214.66ft. running 64.462 mtrs, Situated at Village Karoundi Musthakam, Pargana Bhagwanpur, Tehsil Roorkee, Distt. Haridwar (Uttarakhand), which is bounded as under in East Rasta 20ft. wide, in west property Samrat , in North Gali 8ft. wide, in South property Vance & Health Pvt. Ltd.

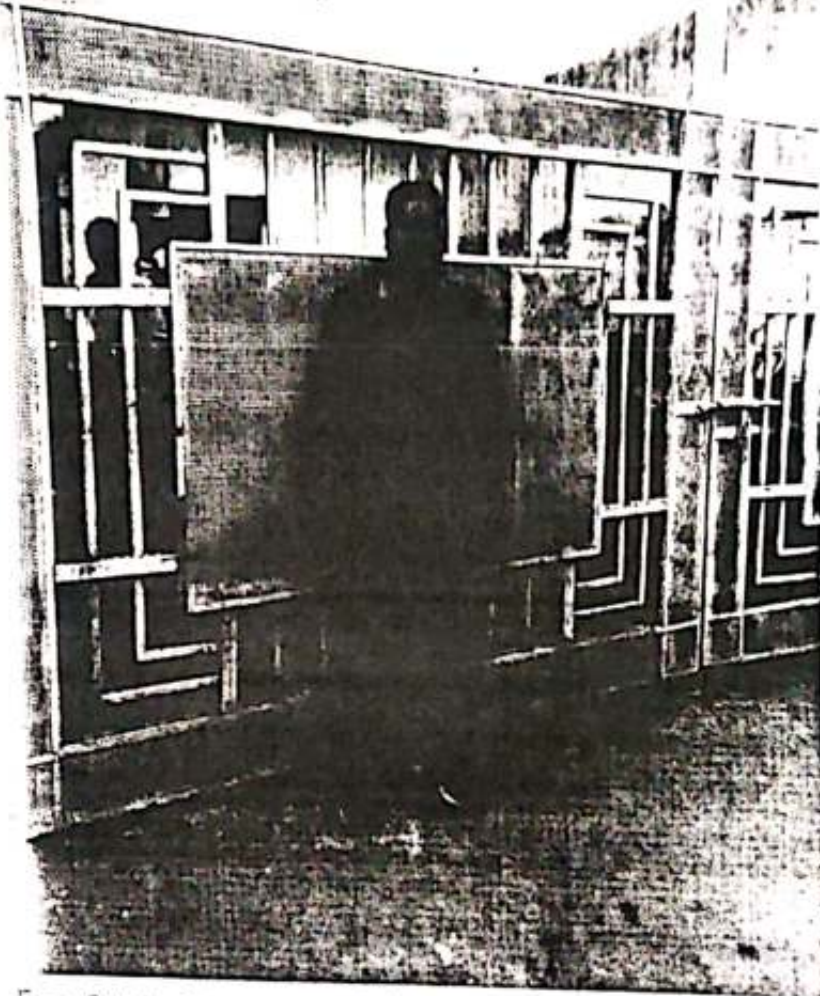
For KATG Therapeutics Pvt Ltd

For HELAX HEALTH CARE PVT. LTD.


Finger Prints of Vendor / Seller(s) (Left hand)

Finger Prints of Vendor / Seller(s) (Right hand)





E = 84' गहरा 20' चौड़ा N = 130.66' गली 8' चौड़ी.
 W = 86' लम्बाई का प्लॉट S = 130.66' लम्बाई का प्लॉट है बस प्राचीन -
 प्लॉट नं. 135 प्लॉट नं. 410 प्लॉट नं. 0.1020 है.
 कर्ज 6000 करोड़ रुपए निम्न गगन करोड़ी मुकदमा पर गोवापुर
 एन.के.डी. जिला हरिद्वार

For JUNG Therapeutics P. Ltd.
 R. C. *Rakesh Kishore*
 Managing Director

For HELAX HEALTHCARE PVT. LTD.
[Signature]
 Director

प्रेषक,

जे०पी० जोशी,
अपर सचिव,
उत्तराखण्ड शासन।

सेवा में,

जिलाधिकारी,
हरिद्वार।

राजस्व अनुभाग-2

देहरादून: दिनांक: 10 नवम्बर, 2017

विषय:- मै० हैलेक्स हेल्थकेयर प्रा०लि० हरियाणा को जनपद हरिद्वार में फार्मास्यूटिकल्स एण्ड हेल्थ प्रोडक्ट निर्माण का उद्योग स्थापित करने हेतु भूमि क्रय करने के लिए एक वर्ष का समय विस्तार किये जाने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक शासनादेश संख्या-589/XVIII(II)/2017-1(112)/2010 दिनांक 01 अप्रैल, 2016 एवं आपके पत्र संख्या-1197/जि०भू०व्य०सहा०/2017 दिनांक 23 अगस्त, 2017 के क्रम में मुझे यह कहना का निदेश हुआ है कि मै० हैलेक्स हेल्थकेयर प्रा०लि० हरियाणा को जनपद हरिद्वार में फार्मास्यूटिकल्स एण्ड हेल्थ प्रोडक्ट्स निर्माण का उद्योग स्थापित करने हेतु कुल 0.102 है० भूमि क्रय की अवधि "उत्तराखण्ड (उत्तर प्रदेश जमींदारी विनाश एवं भूमि व्यवस्था नियमावली, 1952) (संशोधन) नियमावली, 2016" विषयक अधिसूचना संख्या-2499/XVIII(II)/2016-1(41)/2016 दिनांक 20 दिसम्बर, 2016 के नियम-116 के उपबन्ध के अधीन दिनांक 01 अक्टूबर, 2016 से दिनांक 01 अक्टूबर, 2017 तक की अवधि की गणना समयावृद्धि में करते हुए एक वर्ष की अन्तिम समयावृद्धि शासनादेश निर्गत करने की तिथि से एक वर्ष के लिए की जाती है। उक्त अवधि के पश्चात् निर्धारित कार्य/प्रयोजन पूर्ण नहीं किये जाने पर नियमानुसार आवश्यक कार्यवाही की जायेगी। उपरोक्त शर्तों के अन्तर्गत शासनादेश दिनांक 01 अप्रैल, 2016 में उल्लिखित अन्य शर्तें/प्रतिबन्ध यथावत् रहेंगे।

2- अतः इस सम्बन्ध में नियमानुसार कार्यवाही करते हुये कृत् कार्यवाही एवं अनुपालन की स्थिति से शासन को अवगत कराने का कष्ट करें।

भवदीय,

(जे०पी० जोशी)
अपर सचिव

संख्या- 1559/XVIII(II)/2017 एवं तददिनांकित।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. प्रमुख सचिव, सूक्ष्म, लघु एवं मध्यम उद्यम विभाग, उत्तराखण्ड शासन।
2. आयुक्त एवं सचिव, राजस्व परिषद, उत्तराखण्ड, देहरादून।
3. आयुक्त, गढ़वाल मण्डल, पौड़ी।
4. मै० हैलेक्स हेल्थकेयर प्रा०लि०, हरियाणा।
5. निदेशक, एन०आई०सी०, उत्तराखण्ड सचिवालय परिसर, देहरादून।
6. प्रभाषी मीलिंगा केन्द्र, सचिवालय परिसर, देहरादून।
7. गाइड फाइल।

आज्ञा से,
[Signature]