

SALE DEED 1



दिल्ली DELHI



108481

SALE DEED FOR A SUM OF RS. 75,23,700/-

Stamp Duty.....3%.....Rs.	225711.00
Corporation Tax...3%.....Rs.	225711.00
Excess.....Rs.	78.00
Total	6%.....Rs.451500.00

SALE DEED

This Sale Deed is made at Delhi on this 24/12/32, by
 Lajwanti Mastram Jain Hosiarpur Foundation, A-1/9, Gyanwala
 Town, Delhi, through its Chairman Shri Shanti Lal S/o Sh.
 Kundal Lal, hereinafter called the Vendor.

contd..P/2

For Anant Raj Industries Ltd.

For Lajwanti Mastram Jain (Hosiarpur) Foundation

Authorised Signatory

Authorised Signatory

VIS (4-22) PL-314-072.

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
 NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
 S/O W/O :
 ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
 PROP NO : KH NO. 12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
 TENDERER : MR M.C. TEWARI RUN SRNO : 1537/2007/00363
 PURPOSE : SALE DEED DAY SRNO : 001
 AMOUNT : Rs. 451500/- PAPER NO : 1/33
 DENTUM*NUM: 15000 * 30 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

श. क. कापूर
 R. K. KAPOOR
 S/K-3524

Presented by *Shanti Lal*
 who is the *1. Kunder Lal 2. A-179 Gujranwala*
 S/O W/O *Town 2.*
 R/o *2/ V.P. E-2 Jhandewalan extn.*
 in this matter *2.*
 Delhi, India, 27/11/2007

Subscribed by
 Subscribed by
 Subscribed by





दिल्ली DELHI

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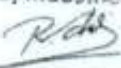
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..IN FAVOUR OF...

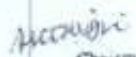
M/s Anant Raj Industries Ltd. having its office at E-2, Jhandewalan Extn. New Delhi-55, is registered under the companies act 1956 and registered with the registrar of companies, Through its Authorised Signatory Sh. Pankaj Nakra, having authority from the said company, hereinafter called the vendee.

contd..P/3

For Anant Raj Industries Ltd.


Authorised Signatory

For
Lalwani Mahesh Jain (Hosmerpur) Foundress


Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
 NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
 S/O W/O :
 ADDRESS : E-2, JHANDWALAN EXTN, NEW DELHI
 PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
 TENDERER : MR M.C. TEMARI RUN SNO : 1537/2007/00363
 PURPOSE : SALE DEED DRY SNO : 001
 AMOUNT : Rs.451500/- PAPER NO : 2/33
 DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

R. K. KAPOOR
 K/K-3524

Shantidol
 Vendor

Pay Kaj Nakra
 Vendor

NOC-V. 2739
 dt 21-11-07

S.R.V.

Signature
 Date
 (Name) Address



Wagindar Singh

For Anant Raj Industries Ltd.

Authorized Signatory



Signature



दिल्ली DELHI

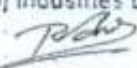
108479

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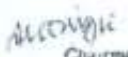
The expressions of the vendor and vendee both shall mean and include their heirs, successors, executors and assigns etc.

contd..P/4

Adant Raj Industries Ltd.


Authorised Signatory

For
Savitri Mahesh Jain (Hoshurpur) Hoshurpur


Chairman

27/11/2007 STATE BANK OF INDIA, COMMERCE CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/C W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SNO : 001
AMOUNT : Rs. 251500/- PAPER NO : 3/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:

श्री. क. कपूर
R. K. KAPOOR
40/K-3524





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- 4 -

WHEREAS the vendor is the owner, occupier and in absolute possession of land measuring 11 Bighas 13 biswas out of Khasra Nos. 12/16 min (B-15), 25 min (A-6), 22/3 min (B-7), 4 (4-16), 5 min (4-3), 26 (B-6), situated in the revenue estate of Village Nanoli Poona, Delhi, as per revenue records.

contd..P/5

For Anant Raj Industries Ltd.

[Signature]
Authorized Signatory

For
Lalrambi Masrom Jain (Hochuapuri) Foundress

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEX DELHI
PROP NO : KH NO.12/10MIN, 23MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C. TEHARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs. 651500/- PAPER NO : 4/33
DENOM*NUM: 15000 * 30, 500 * 1

AUTHORISED SIGNATORY
NAME/SSNO:

पं. क. कापूर
R. K. KAPOOR
K/K-3524





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And whereas the vendor has agreed to sell the above said land with its belonging unto the vendee and the vendee has also agreed to purchase the same, for a total sum of Rs. 75,23,700/- (Rupees Seventy Five Lac Twenty Three Thousand Seven

Hundred only.
Amir Singh

For Anant Raj Industries Ltd.

Amir Singh
Authorised Signatory

Amir Singh
contd., P/6

For
Saiward Manram Jain (Honorary Chairman)

Amir Singh
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : H/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDENALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C. TEWARI RUM SHNO : 1537/2007/00163
PURPOSE : SALE DEED DAY SHNO : 001
AMOUNT : Rs. 451500/- PAPER NO : 5/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:

म. क. कापूर
R. K. KAPOOR
म/क-3524





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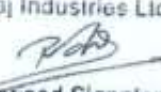
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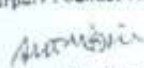
The entire consideration amount has already been received by
the vendor from the vendee, by Draft
No., 731564, dated 20-12-2007, issue by
STATE BANK OF India, Jodhpur, N. DELHI, which the vendor
hereby acknowledge the same to have been received at the time
of registration of Sale Deed before S.R.VI, Delhi.

contd..P/7

For Anant Raj Industries Ltd.

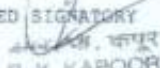

Authorised Signatory

For
Maharaja Mahendra Pratap Singh Foundation


Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TENARI RUM ERNO : 1537/2007/00363
PURPOSE : SALE DEED CAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 6/33
DENOM*NUM: 15000 * 30, 000 * 3

AUTHORISED SIGNATORY
NAME/SSNO: 
R. K. KAPOOR
SS/K-3524





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NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of the said amount, the vendor do hereby sells, convey, transfer and assigns the aforesaid land with all his rights, titles, interests, options, privileges,

contd..P/8

For Anant Raj Industries Ltd.

[Signature]
Authorized Signatory

For
Late Mr. Mahesh Jain (Hosharpur) Foundation

[Signature]
Witness



27/11/2007 STATE BANK OF INDIA, CONSAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 7/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:
R. K. KAPOOR
R/K-3524





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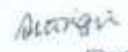
easements and appurtenances etc. thereto, to the vendee and the vendee, will hold use and enjoy the same, without any hinderances, any claims or titles of others.

contd..P/9

For Anant Raj Industries Ltd.


Authorized Signatory

For
Saimanti Maureen Jain (Hornarpur) Founder


Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEKALAN EXTN, NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, HANGLI POONA, DELHI
TENDERER : MR M.C. TEKARI SUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 8/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SRNO:

श्री. क. कपूर
R. K. KAPOOR
क/क-3524





दिल्ली DELHI

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2. That the vendor has handed over the actual, physical, pieceful and vacant possession of the above said land to the vendee and the vendee has also occupied the same, on the spot.

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

contd..P/18

For
Late Mr. Mahesh Jain (Hosharpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDRAWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 9/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:

र. क. कापूर
R. K. KAPOOR
क/K-3524





दिल्ली DELHI

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-: 10 :-

3. That all the expenses of this sale deed has been paid and borne by the vendee, such as stamp duty, regn. fees and typing charges etc.

contd..P/11

For Anant Raj Industries Ltd.

Raj
Authorised Signatory

For
Lalwanti Mahesh Jain (Honnarpur) Foundries

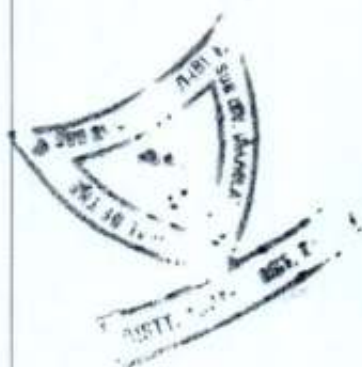
Lalwanti
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C. TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 10/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

R. K. KAPOOR
K/K-3524





दिल्ली DELHI

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4. That upto the date of regn. of this Sale Deed, all the Electricity Bill, if any regarding the said land, shall be paid by the vendor and thereafter the same shall be paid by the vendee. Any subsequent amendment by the Public

contd..P/12

For Agent Raj Industries Ltd.

[Signature]
Authorized Signatory

for
Lalwani Museum Jaid (Hocharpur) Panchayat

[Signature]
Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POOMA, DELHI
TENDERER : MR. M.C. TEMARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 11/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:

म. क. कापूर
R. K. KAPOOR
R/K-3524

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दिल्ली DELHI

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authority/undertaking/autonomous body shall not be applicable with retrospective effect meaning thereby that vendee shall be liable to pay such demands/in what so ever nature.

contd..P/13

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Lalwani Maaram Jain (Hosnarpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANITRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RIN_SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY_SRNO : 001
AMOUNT : Rs. 851500/- PAPER NO : 12/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:

श्री. क. कपूर
R. K. KAPOOR
K/K-3524

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5. That the vendee can get it mutated or transferred in own name, by presenting the sale deed, in any Govt. or Revenue records, in the absence of the vendor.

contd..P/14

For Anant Raj Industries Ltd.

[Signature]
Authorized Signatory

For
Lalrambi Mawram Jain (Hoshurpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 13/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:

महेश. क. कापूर
R. K. KAPOOR
K/K-3524

801
पंजीकृत दस्तावेजों की सूची, जिनमें से (अनुसूची 3)





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6. That the vendor and vendee have obtained the necessary No Objection certificate, from the Tehsildar (Notification) Delhi, under section 8 of the Delhi land (Restriction on Transfer), Act. 1972.

contd..P/15

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Savitri Motiram Jain (Honsarput 1-undone)

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C. TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs. 451500/- PAPER NO : 14/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

R. K. KAPOOR
K/K-3524





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7. That the vendee will use the said land for Agriculture purposes and this sale does not contravene section 33 of

contd..P/16

P. J. Anant Raj Industries Ltd.

[Signature]
Authorized Signatory

For
Lalwani Meenam Jain (Bhosharpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 15/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SNO:

M. K. KAPOOR
K/K-3524





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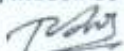
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Delhi Land Reforms Act, 1954. The vendor shall not be liable for any misuse or change of land by the vendee.

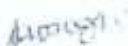
B. That the vendor and vendee are citizens of India.

contd..P/17

For Anant Raj Industries Ltd.


Authorised Signatory

For
Lalwanti Macram Jain (Mosharpur) Foundation


Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O N/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 16/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO: AUTHORIZED SIGNATORY

सं. क. कापूर
R. K. KAPOOR
8/K-3524





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9. That the vendor hereby assures the vendee that the said land under sale is free from all sorts of encumbrances, such

contd..P/18

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Rajendra Mahesh Jain (Hoshangpur) Foundation

[Signature]
Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDUWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00263
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 17/33
DENOM*NUM: 15000 * 30, 300 * 3

AUTHORISED SIGNATORY
NAME/SRNO:

श्री. क. कपूर
P. K. KAPCCQ
B/K-3524





दिल्ली DELHI

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-: 18 :-

as prior sale, mortgage, gift, lien, will, lease, loan,
decree, notification, acquisition, attachment, litigation,

contd..P/19

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

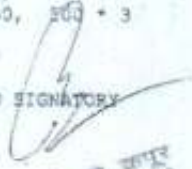
For
Lajwanti Marwari Jain (Hosharpur) & Co. Chartered

[Signature]
Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SAKANTRAJ INDUSTRIES, LTD
S/C W/O :
ADDRESS : E-2, JHANDIWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TENARI RUN SRNO : 1537/2007/DC363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs. 451500/- PAPER NO : 18/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:


R. K. KAPOOR
R/K-3524





दिल्ली DELHI

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legal flaws, notices, charges and family disputes etc. if it is proved in whole or part of the said land goes out from the possession of the vendee, then the vendor and his moveable and immoveable properties will be liable to indemnify, all

contd..P/26

For Anant Raj Industries Ltd.

Raj
Authorised Signatory

For
Lalwanti Mavram Jain (Hoshangpur) Foundation

Lalwanti
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDRAWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEMARI ROM SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 19/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO: AUTHORIZED SIGNATORY

र. क. कापूर
R. K. KAPOOR
अ/क-3524

For
Signature of the authorized person

Signature





दिल्ली DELHI

108462

-11 20 11-

the losses, costs, damages and expenses, incurred by the vendee, Except any amendment in the policy of the Government with regard to the said agricultural land.

contd..P/21

For Arant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Lalwani Maanram Jain (Hosharpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTH, NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TENARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 20/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO: AUTHORIZED SIGNATORY


R.K. KAPOOR
8/K-3524





दिल्ली DELHI

108461

- 21 -

18. That the Vendor has delivered the original document to the vendee, in respect of the said land, at the time of registration of this sale deed.

contd..P/22

For Assant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Saiwanth Mararam Jais (Hosbuarpari) Foundation

[Signature]
Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDENALAM EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 21/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY
R.K. KAPOOR
B/K-3524





दिल्ली DELHI

108460

- 11 22 :-

11. That the vendor hereby assures the vendee that all the benefit and losses will be in the consolidation

contd..P/25

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Maitwanti Maruam Jais (Hosharpur) Foundation

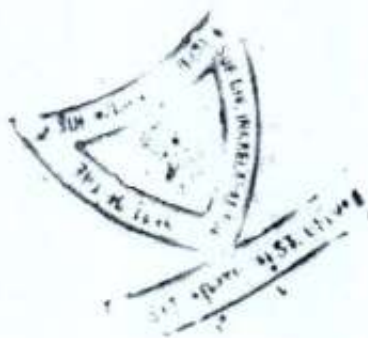
[Signature]
Chairman



NAME/SSNO:

AUTHORIZED SIGNATOR

R. K. KAPOOR
#/K-3524





दिल्ली DELHI

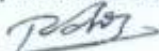
108459

- ११ २३ :-

proceedings in respect of the said land in favour of the
vendee.

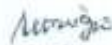
contd..P/24

For Anant Raj Industries Ltd.


Authorised Signatory

For

Kaivanti Masteram Jain (Chairman)


Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, CHANDMALAN EXTN. NEW DELHI
PROP NO : KB NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI,
TENDERER : MR. M.C. TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 23/33
DENOM*NUM: 15000 * 30, 100 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

R. K. KAPOOR
30/K-3524





दिल्ली DELHI

108458

- 11 24 11 -

12. That the vendor will not create any charge or amount from the vendee, in respect of the said land, after the date of Registration of this Sale Deed.

contd..P/25

For Anant Raj Industries Ltd.

Rohit
Authorized Signatory

For
Bhawani Mahesh Jain (Bhawani Mahesh Jain)

Bhawani
Chairman



NAME/SSNO:

AUTHORISED

MAILED
R. K. KAPOOR
W/K-3524



दिल्ली DELHI

108457

-11 25 11-

13. That the vendor will be bound to give statement for mutation, in favour of the vendee before Tehsildar concerned, self and his attorney.

contd..P/26

For Anant Raj Industries Ltd.

Raj
Authorised Signatory

For
Mawani Mahendra Jais (Hoshurpur) Foundation

Mawani
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANIRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN, NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENCERER : MR. M.C. TEWARI PLN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs. 451500/- PAPER NO : 25/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

R. K. KAPOOR
W/K-3624





दिल्ली DELHI

108456

- 11 26 11 -

14. That the vendor or his legal heirs, successor and family members shall have no rights, title, interest or claim

contd..P/27

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

For
Savitri Mathan Jais (Honorarium) Executive

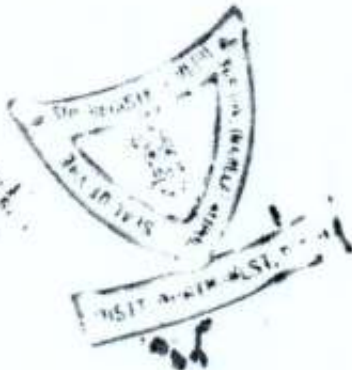
[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA CONSAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN, NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, HANGLI POONA, DELHI
TENDERER : MR M.C. TENAKI RUN SANO : 1537/2007/00363
PURPOSE : SALE DEED DAY SANO : 001
AMOUNT : Rs.451500/- PAPER NO : 26/33
DENOM*NUM: 15000 * 30, 500 * 3

NAME/SSNO:

AUTHORISED SIGNATORY

R. K. KAPOOR
26/K-3624





दिल्ली DELHI

108455

- 27 11 -

in the above said land, at any stage and under any
circumstances.

contd., P/28

For Anant Rej Industries Ltd.

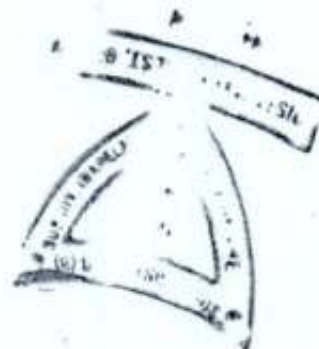
[Signature]
Authorised Signatory

For
Latevanti Mararam Jain (Honsarpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C.TENARI SUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 27/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:





दिल्ली DELHI

108454

- 28 -

15. That the vendor and vendee have read the terms of this sale deed, in good health and sound disposing mind.

contd...P/29

For Anant Raj Industries Ltd.

[Signature]
Authorized Signatory

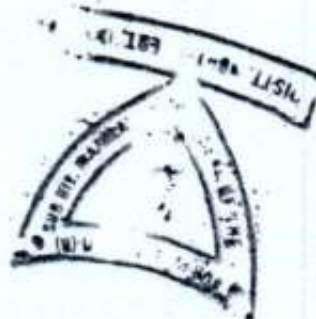
For
Lalwanti Mahtam Jain (Hoshanpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDENALAN EXTM. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C. TEWARI
PURPOSE : SALE DEED
AMOUNT : Rs. 451500/-
DENOM*NUM: 15000 * 30, 500 * 3
RUN SRNO : 1537/2007/00363
DAY SRNO : 001
PAPER NO : 28/33

NAME/SSNO: AUTHORIZED SIGNATORY

R. K. KAPOOR
28/K-3224





दिल्ली DELHI

108453

- 29 -

16. That the vendor hereby assures the vendee that there is no defect in title of the ownership regarding the above said land.

contd...P/30

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory

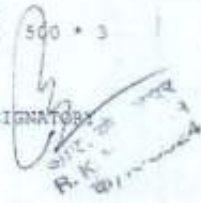
For
Rajwadi Mahesh Jain (Husband)

[Signature]
Chairman



27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O : ..
ADDRESS : E-2, JHANDSWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR. M.C. TEWARI RDN SSNO : 1537/2007/00363
PURPOSE : SALE DEED CAY SSNO : 001
AMOUNT : Rs. 451500/- PAPER NO : 29/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:


P.K.





दिल्ली DELHI

108452

- 11 30 11 -

17. That the documents have been prepared under the instructions of the vendor and vendee with their free will

contd..P/31

For Anant Raj Industries Ltd.

[Signature]
Authorized Signatory

For
Sajwanti Manoj Jain (Honsarputi)

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNAUGHT CIRCUS, N DELHI [1537]
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, WANGLI POONA, DELHI
TENDERER : MR M.C.TENAKI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs. 451500/- PAPER NO : 30/33
DEMO*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:


P. K. V.



500Rs.

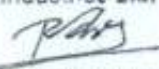


- 31 -

and wish and the contents of this documents has been read and explained to them in Hindi and had understood the meaning, implications and contents upon being satisfied all respects.

contd..P/32

For Anant Raj Industries Ltd.

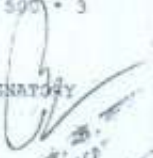

Authorised Signatory

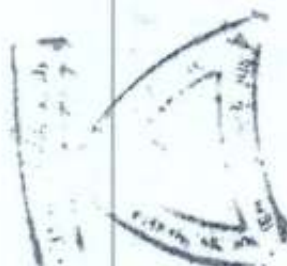
For
Salvanti Mastrom Jain (Bhokharpur) Panchayat


Chairman

27/11/2007 STATE BANK OF INDIA, CONHAUGHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/16MIN, 25MIN, 22/3 MIN, NANGLI POONA, DELHI
TENDERER : MR M.C.TENARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 31/33
DENOM*NUM: 15000 * 30, 500 * 3

AUTHORISED SIGNATORY
NAME/SSNO:


R.K. K
20/11/2007



500Rs.



- 11 32 :-

18. IN WITNESSES WHEREOF, the vendor and vendee have signed this Sale Deed, on the date, month and year first

contd..P/33

For Anant Raj Industries Ltd.

[Signature]
Authorised Signatory/

For
Sainvest Marmam Jain (Bhaskarpur) Foundation

[Signature]
Chairman

27/11/2007 STATE BANK OF INDIA, CONNORHT CIRCUS, N DELHI (1537)
NAME(S) : M/SANANTRAJ INDUSTRIES, LTD
S/O N/O :
ADDRESS : E-2, DHANDEWALAN EXTN. NEW DELHI
PROP NO : KH NO.12/14MIN,25MIN,22/3 MIN,NANGLI POONA,DELHI
TENDERER : MR M.C.TEWARI RUN SRNO : 1537/2007/00363
PURPOSE : SALE DEED DAY SRNO : 001
AMOUNT : Rs.451500/- PAPER NO : 32/33
DENOM*NUM: 15000 * 50, 500 * 2

AUTHORISED SIGNATORY
NAME/SSNO:

500Rs



- 33 -

above written, in the presences of the following witnesses.

WITNESSES:-

1. Jaginder Singh
Jagender A. Ravi Kishan
d/- Kishan Hiranilal
D/O 820761 dt-16-2-12

For
Maitani Manoj Lal (Hoshiarpur) Industries
VENDOR
Maitani
Chairman

2. J. R. Singh
J. R. Singh
dt-16-2-12

For Anand Industries Ltd.

Authorised Signatory

3. Anand Singh
Anand Singh
d/- 179 G. Rawal
dt-16-2-12
dt-23-2-12

27/11/2007 STATE BANK OF INDIA, COMMERCE BRANCH, N. DELHI (1607)
NAME(S) : M/SARADIAH INDUSTRIES, LTD
S/O W/O :
ADDRESS : E-2, JHANDIKALAN EXT., NEW DELHI
PROP NO : KH NO.12/1807, 20/11/11, NANGLI POONA, DELHI
TENDERER : MR M.C.TENRAI
PURPOSE : SALE DEED
AMOUNT : Rs.451500/-
SERIAL NO : 15000 * 30, 400
SUB REG : 1537/2007/00363
DAY SER : 001
PAPER NO : 33/33

AUTHORISED SIGNATORY
NAME/SSNO:

अ. क. कापूर
R. K. KAPOOR
अ/क-3524



12958 — I
Registration No. 12958
Volume No. 12958
on pages 12958
on the Date 24/10/02

SUB REGISTRAR
Sub. Reg. No. 12958
CHARGES, NEW DELHI