

STATE BANK OF INDIA

Sl. No. 665605

GSR / 001 :

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 17,50,000/-

(Rupees Seventeen Lac Fifty Thousand only)

from Smt. / Shri Samik Exports (India) Pvt. Ltd. only)

s/o, d/o, w/o

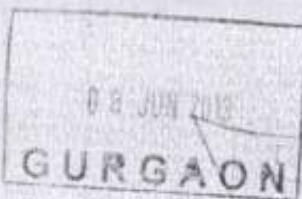
N/A

residing at

account towards Stamp Duty:

Date :

Place :



(Signatures of Authorised Officer)

SALE DEED

- | | | |
|------------------------------|---|---|
| 1. Type of Deed | : | Sale Deed |
| 2. Village/City Name & Code | : | IMT Manesar |
| 3. Segment/Block Name & Code | : | Sector-5 |
| 4. Unit land | : | 1012.50 Sq. Mtrs. |
| 5. Covered Area | : | 20030 sq. Ft. |
| 6. Type of Property | : | Industrial Unit |
| 7. Transaction Value | : | Rs. 3,50,00,000/- |
| 8. Stamp Duty | : | Rs. 17,50,000/- |
| 9. Stamp No. & Date | : | GSR/001 : 665605
dated 8 th June 2013 |
| 10. Stamp Papers Purchase | : | SBI, MG Road, Gurgaon |

Sanil Kumar Bauraf

815
26/6/13

प्रलेख नः 813

दिनांक 26/06/2013

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील Manesar	गांव/शहर मानेसर	स्थित IMT Manesar
<u>भवन का विवरण</u>		
20030 Sq. Feet	श्रेणी क	
<u>भूमि का विवरण</u>		
व्यवसायिक	1012.5 Sq. Meters	
<u>धन संबंधी विवरण</u>		
राशि 35,000,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 1,750,000.00 रुपये	
स्टाम्प की राशि 1,750,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: M. K Chauhan Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 26/06/2013 दिन बुधवार समय 3:58:00PM बजे श्री/श्रीमती/कुमारी Sunil Kumar Bansal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Prithvi Raj Bansal निवासी A-1101 Tower-5 Orlov Court Essel Towers MG Road GGN द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Sunil Kumar Bansal
हस्ताक्षर प्रस्तुतकर्ता

[Signature]
उप/संयुक्त पंजीयन अधिकारी
Manesar

श्री Sunil Kumar Bansal

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru-Karann malik ब्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी M.K Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी ADv GGN व श्री/श्रीमती/कुमारी Ravi Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Roshan Lal निवासी Sikanderpur Badha manesar ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 26/06/2013



[Signature]
उप/संयुक्त पंजीयन अधिकारी
Manesar

THIS SALE DEED IS EXECUTED AT GURGAON ON THIS _____ DAY OF JUNE 2013 by Mr. Sunil Kumar Bansal S/o Sh. Prithvi Raj Bansal R/o A-1101, Tower-IV, Orlov Court, Essel Towers, MG Road, Gurgaon, Haryana (PAN no. ADGPB3795C) hereinafter called the VENDOR, which expression shall also mean and include all his heirs, successors, administrators, executors and assigns of ONE PART.

IN FAVOUR OF

Samik Exports (India) Pvt. Ltd. Plot No. 104/105, Sector-5, IMT Manesar, Gurgaon, Haryana through its Director Mr. KARANN MALIK S/o Sh. S.K. Malik, Vide Board Resolution dated 7th May' 2013 hereinafter called the VENDEE, which expression shall also mean and include all its heirs, administrators, successors, legal representatives and assigns of the SECOND PART.

WHEREAS the above said VENDOR is the owner and in possession of Industrial Unit No. 98-B, Sector-5, measuring 1012.50 Sq. Mtrs. (in lieu of Indl. Plot No. 218, Sector-6) having covered area 1. Basement : 580.80 sq.mt. 2. Ground Floor : 587.58 sq.mt. 3. First Floor : 566.26 sq.mt. 4. Second Floor : 126.86 sq.mt. equivalent to a total of 20030 sq.ft. in Industrial Estate, IMT, Manesar, Gurgaon (Haryana), by way of Conveyance Deed Vasika No. 25561 dated 08-03-2007 registered in the office of the Sub-Registrar, Gurgaon, (hereinafter called the PROPERTY).

AND WHEREAS the VENDOR herein due to some needs and commitments decided to sell the said property and the VENDEE herein agreed to purchase the same.

THEREFORE IT IS HEREBY AGREED DECLARED CONVENATED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. That the VENDOR has agreed to sell the said PROPERTY and the VENDEE has agreed to purchase the same for a sum of Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lacs Only) which is paid by the VENDEE to the VENDOR as under:

5/23/13	ING Vysya Bank	5,800,000.00	216333	DD/PO
6/4/13	Cash	1,600,000.00	-	Cash
6/6/13	ING Vysya Bank	9,900,000.00	123248	DD/PO
6/6/13	ING Vysya Bank	1,800,000.00	123249	DD/PO
6/7/13	IDBI Bank Ltd	1,100,000.00	002896	DD/PO
6/8/13	IDBI Bank Ltd	3,000,000.00	002899	DD/PO
6/10/13	ING Vysya Bank	1,350,000.00	218363	Cheque
	TDS	350,000.00	Online payment	Online



Reg. No.

813

Reg. Year

2013-2014

Book No.

1



विक्रेता



क्रेता



गवाह

विक्रेता

Sunil Kumar Bansal

Sunil Kumar Bansal

क्रेता

Thru-Karann malik

Karann malik

गवाह 1:- M.K Chauhan

M.K Chauhan

गवाह 2:- Ravi Kumar

Ravi Kumar

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 813 आज दिनांक 26/06/2013 को बही न: 1 जिल्द न: 220 के पृष्ठ न: 5 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 84 के पृष्ठ सख्या 27 से 28 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 26/06/2013

उप/संयुक्त पंजीयन अधिकारी
Manesar



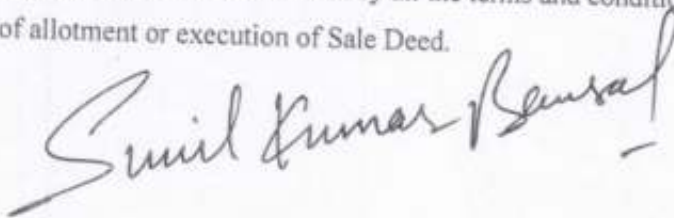
2. That the VENDOR being of sound mind and by free will without any pressure do herein grant, convey and transfer all his rights, titles and interest in the above said Industrial Unit No. 98-B, Sector-5, measuring 1012.50 Sq. Mtrs. (in lieu of Indl. Plot No. 218, Sector-6) having covered area 20030 Sq. Fts. in Industrial Estate, IMT, Manesar, Gurgaon (Haryana) unto the VENDEE herein.
3. An outstanding of loan of Rupees one crore and one lakh is adjusted in the deal amount of this property.
4. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, dues, liens, gift mortgages, decrees, litigation, prior-sales, agreements to sell etc.
5. That the actual physical possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, electricity meter, waterconnection and possessions etc. and absolute owner in the said PROPERTY without any hindrances, claims, demands by the VENDOR or his heirs etc.
6. That all the expenses for the stamping, engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.
7. That the all outstanding taxes, cesses, dues or demands in respect of this PROPERTY have been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc. However, if at any time in future any demand is raised by the concerned authorities in respect of any taxes, cesses, dues etc pertaining to the period before the execution of this sale deed, then the same shall be paid by the vendor.
8. That all the previous Conveyance Deed and other relevant papers concerning this PROPERTY have been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.
9. That the amount of sale consideration includes the contingency deposit and security, which the VENDOR has paid to appropriate authority and the VENDOR has no claim thereupon and the VENDEE are entitled to get the said amount endorsed/credited of this sale deed.

Sunit Kumar Bausaf

10. That the VENDEE has inspected the PROPERTY, gone through the documents and is fully satisfied regarding the ownership/title of the VENDOR in respect to the said PROPERTY. The VENDOR assures the VENDEE that the PROPERTY is free from all encumbrances.
11. That the VENDEE can get the said PROPERTY mutated/transfer in its name as owner in the record of concerned authorities on the basis of this Sale Deed or its certified true copy.

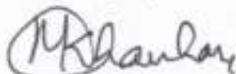
THE VENDOR DECLARES AND ASSURES THE VENDEE

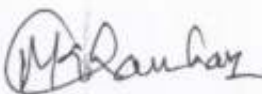
- A. That the PROPERTY hereby conveyed was his self acquired PROPERTY by virtue of the Conveyance Deed mentioned herein above and that no one else except the VENDOR has rights, claims, interests and concern whatsoever in the PROPERTY hereby conveyed or any part thereof.
- B. That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notification, mortgages, litigations, court-decrees, and attachments etc.
- C. That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained herein above are found to be incorrect, due to any defect in the title of the VENDOR or his rights, to sell the PROPERTY hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through his PROPERTY moveable and immovable against all losses costs, damages and expenses occurring thereby to the VENDEE.
- D. That the VENDEE shall abide by all the terms and condition laid by M/s HSIIDC Ltd., at the time of allotment or execution of Sale Deed.




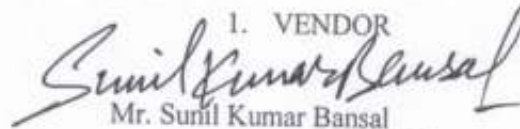
IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES
ON THIS DEED OF SALE ON THE DAY MONTH AND YEAR WRITTEN IN THE PRESENCE OF
THE WITNESSES GIVEN BELOW:- 04 26 / 1 / 2013

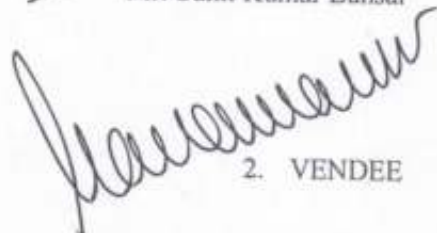
WITNESSES:


DRAFTED BY
M. K. CHAUHAN
ADVOCATE
GURGAON


Mahesh Kumar Chauhan
Advocate & Notary
Distt. Court, Gurgaon


Ravi Kumar S/o Sh. Roshan Lal
V.P.O. - Sikander Pur
Distt. Gurgaon

1. VENDOR

Mr. Sunil Kumar Bansal

2. VENDEE


Samik Exports (India) Pvt. Ltd.
Plot No. 104/ 105, Sector-5,
IMT Manesar, Gurgaon
through its Director
Mr. Karann Malik