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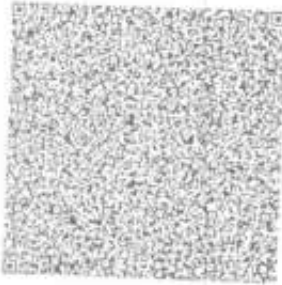


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00448063251829M
Certificate Issued Date	: 01-Jul-2014 05:52 PM
Account Reference	: NONACC (BK)/ upcorbk02/ SIKANDRABAD/ UP-BLS
Unique Doc. Reference	: SUBIN-UPUPCORBK0200534419507144M
Purchased by	: APL APOLLO TUBES LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE OF CONSTRUCTION AT A 20 INDUSTRIAL AREA SIKANDRABAD DIST BULANDSHAHAR
Consideration Price (Rs.)	: 99,00,000 (Ninety Nine Lakh only)
First Party	: V S EXIM PVT LTD
Second Party	: APL APOLLO TUBES LTD
Stamp Duty Paid By	: APL APOLLO TUBES LTD
Stamp Duty Amount(Rs.)	: 6,93,000 (Six Lakh Ninety Three Thousand only)



For APL APOLLO TUBES LTD

Please write or type below this line

VERIFY BY

LOCKED BY

SALE DEED

(SALE OF CONSTRUCTION ONLY)

SALE CONSIDERATION: Rs.99,00,000/- MARKET VALUE: Rs 98,75,000/-

STAMP DUTY : Rs. 6,93,000/-

0000045914 1

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Circle rate for covered area :

@ 5000 Tin-Shade 1185 sq mts = 59,25,000

@ 10000 for office & Guardroom

95 sq mts = 9,50,000

Plant & Machinery = 30,00,000

Total value as per circle rate 98,75,000

This sale deed is made and executed at Sikandrabad, on this 2nd day July of 2014 between M/s V.S.Exim Pvt. Ltd. having its Regd. Office at 37, Hargobind Enclave, Vikas Marg, Delhi-110 092 through its Authorized Representative, Sh. Mahender Singh, S/o Sh. Bhanwar Singh, R/o 504, Civil Lines, Bulandsahar (Voter I.D. No.- LFD2315539), duly authorized in this behalf vide the resolution dated 23.03.2013 passed by the Board of Directors of the company, of the first part hereinafter called the vendor. (PAN: AAA CV 6569 N)

AND

M/s. APL Apollo Tubes Ltd. having its Regd. Office at 37, Hargobind Enclave, Vikas Marg, Delhi-110 092 through its General Manager, Sh. N.K.Mahendru S/o Late Sh. Kishori Lal R/o 28/54, Gali No.15, Vishwas Nagar, Shahdara, Delhi-110032 (Voter I.D.No.TLE1332246) duly authorized in this behalf vide the resolution dated 23.03.2013 passed by the Board of Directors of the company of the second part, hereinafter called the vendee. (PAN: AAACB0960D)

(The expression and words of the vendor and the vendee shall mean and include their legal heirs, nominees, executors, successors, assignees, administrators and legal representatives respectively).

WHEREAS the vendor is the absolute owner and in possession of the Covered Area 1280 Sq. Mtr situated on the plot No. A-20 UPSIDC, Industrial Area, Sikandrabad, distt. Bulandsahar , admeasuring 16714 Sq mts, (hereinafter referred to as the Covered area).

And is bounded as under :-

East: Plot No.A-8
West: 100' Wide Road
North: Plot No.A-21
South: Plot No. A-19

That the Plot No. A-20 UPSIDC Industrial Area Sikandrabad having area 16714 sq. mtr. whose lease deed will be executed by UPSIDC in favour of purchaser Separately In this sale deed only Covered area of 1280 sq. mts. and plant & machinery has been sold out.

AND WHEREAS the Vendor aforesaid is desirous to sell the said Covered Area for a total sale Consideration of Rs.69,00,000/- (Sixty Nine Lacs Rupees Only) and plant & machinery for a sale consideration of Rs.30,00,000/- (Thirty Lacs Rupees only) in favour of the Vendee and the Vendee has also agreed to acquire the same for this very amount.

NOW THIS SALE DEED WITNESSETH AS UNDER

I. That the Vendor aforesaid has sold the covered area and plant & machinery at the said Plot No. A-20 in favour of the vendee for a total Sale Consideration of Rs.

For APLAPOLLO TUBES LTD.

Adith. Sharma

99,00,000/- (Ninety Nine Lacs Rupees Only) on which two Tin Shades, Office and Guard room (approx 1280 Sq. Mtr.) is covered.

2. That the Vendor aforesaid has received the sum of Rs.99,00,000/- (Ninety Nine Lac Rupees Only) from the Vendee as full and final payment of the Sale Consideration of the Tin Shades, Office, Guard room and plant & machinery in the following manner:-

<u>CHEQUE NO./DATE</u>	<u>DROWN ON</u>	<u>AMOUNT (Rs.)</u>
32116866 dated 01/07/2014	Union Bank of India, Pahar Ganj, New Delhi	99,00,000/-
	Total	<u>99,00,000/-</u>

Total amount : 99,00,000/- (Ninety Nine Lac Rupees only) has been recived by vendor by above cheque.

3. That there is now no balance due towards the vendee to be paid to the vendor in respect of the said Covered Area and Plant & Machinery.
4. That the aforesaid Covered Area is far from main road.
5. That the Vendor aforesaid has handed over the vacant actual physical and peaceful possession of the Tin Shades, office, guard room and machinery to the Vendee on the Spot.
6. That the Vendor aforesaid has assured the Vendee that the aforesaid property is free from all sorts of encumbrances such as sale, gift, lien, mortgage, pledge, injunction, attachment, dispute, LMC, Bank or Pvt. Loans and decree of any court of law, if proved otherwise, the vendor aforesaid shall be liable and responsible for the same and the Vendee shall have rights to recover the entire amount with coast and expenses from the movable and immovable properties of the Vendor.



7. That the Vendor assures the Vendee that there is no Agreement to sell executed by the Vendor in favour of anybody else in respect of the Tin Shades and office & guard room (Covered Area) and plant & machinery.
8. That the circle rate of Tin Shed Covered Area is Rs.5000 Per Sq. Mts. and for office and guard room is Rs.10,000/- per sq. mts. as prescribed by learned Collector, Bulandshahr (U.P.).
9. That stamp duty is also paid on the value of machine as mentioned above.

IN WITNESSES WHEREOF: The Vendor have set their respective hands on this Sale Deed at Sikandrabad, on the day, month and Year first above written in the Presence of the following witnesses.

WITNESSES:-

- MSI
1. Neeraj Sharma S/o Shri C.M. Sharma
R/o H.No. 777/15 Adarsh Nagar
Bulandshahr (U.P.)

VENDOR

- Saxena
2. Nikhil Saxena S/o Shri Satender Saxena
R/o H.No. 677, Satha Maman Chowky
Bulandshahr (U.P.)

For APLAPOLLO TUBES LTD.

Auth. Signatory
VENDEE

For APLAPOLLO TUBES LTD.

Drafted by - Self



27/07/2014

विक्रय पत्र

9,900,000.00 / 9,875,000.00 10,000.00 20 10,020.00 800

प्रतिफल

मालियत

फॉस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

M/s. APL Apollo Tubes Ltd. द्वारा एन0के0 महेन्द्ररु

पुत्र श्री

किशोरी लाल

व्यवसाय व्यापार

निवासी स्वर्धा 28/54, गली नं0 15 विश्वास नगर शहादरा दिल्ली-32

अध्यायी पता

ने वह लेखपत्र इन कार्यालय में

दिनांक

2/7/2014

समय

2:01PM

बारे निबन्धन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

रविन्द्र मेहता

उप निबन्धक

सिकन्दराबाद

2/7/2014

निष्पादन लेखपत्र बाट मन्ने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

M/s V.S. Exim pvt.ltd. द्वारा महेन्द्र सिंह

पुत्र श्री भंवर सिंह

पेशा व्यापार

निवासी 504, सिविल लाईन बुलन्दशहर



M/s. APL Apollo Tubes Ltd. द्वारा एन0के0

महेन्द्ररु

पुत्र श्री किशोरी लाल

पेशा व्यापार

निवासी 28/54, गली नं0 15 विश्वास नगर शहादरा दिल्ली-32



ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री नीरज शर्मा

पुत्र श्री सी0 एम0 शर्मा

पेशा नौकरी

नियामी 777/15 आदर्श नगर बुलन्दशहर

व श्री निखिल सक्सीना

पुत्र श्री सतेन्द्र सक्सीना

पेशा नौकरी

नियामी 677 शांता मामन चौक बुलन्दशहर

ने की ।

प्रत्यक्षतः भद्र याचिका के निजान अंगुठे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर
रविन्द्र मेहता
उप निबन्धक निबन्धन लिपिक
सिकन्द्राबाद
2/4/2014



विक्रेता

Registration No.: 5528

Year: 2,014

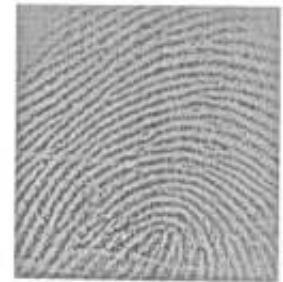
Book No.: 1

Q101 M/s V.S. Exim pvt.ltd. द्वारा महेन्द्र सिंह

भवर सिंह

504, सिविल लाईन मुलन्दराहर

आसार



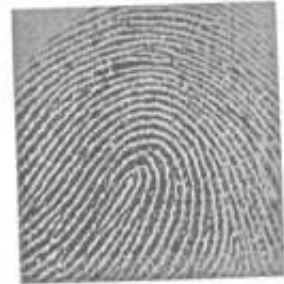
क्रेता

Registration No. : 5528

Year : 2,014

Book No. : 1

0201 M/s. APL Apollo Tubes Ltd. द्वारा एन0के0 महेन्दर
किशोरी लाल
28/54, गली न0 15 विश्वास नगर गहादरा दिल्ली-32
व्यापार



आज दिनांक 02/07/2014 को

वही सं. 1 जिल्द सं. 6002

पृष्ठ सं. 217 से 228 पर क्रमांक 5528

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रविन्द्र मेहता

उप निबन्धक

सिकन्द्राबाद

2/7/2014

