

SALE DEED

Consideration 1,97,000/-

Market value on which stamp duty paid 1,97,000/-

No of stamp sheets 2

Stamp duty 24625 Avastika duty 3940 Total Stamp paid 28565

Whereas I-We M/s. Ram Kalyan Engineering Company Pvt. Ltd. which has been entered in Revenue records as M.K. Engineering Pvt Ltd at its Registered office A-3/194 Janakpuri New Delhi through its Director Sh. Madan Lal Khanna S/o Prakash Nath r/o Flat # 35

9th floor 40 Malley Road New Delhi-110001 (hereinafter called the seller)

am/are the sole/joint proprietors of the property detailed in the and and also in the possession of the same, do her by sell to Pradeep Kumar

S/o Sh. Ved Prakash S/o SDR Rajpur Road, Dehradun

for consideration of Rs. 1,97,000/-

received as follows

The Property is free from all encumbrances.

Details of Property situated

Land Revenue Rs. 22.33

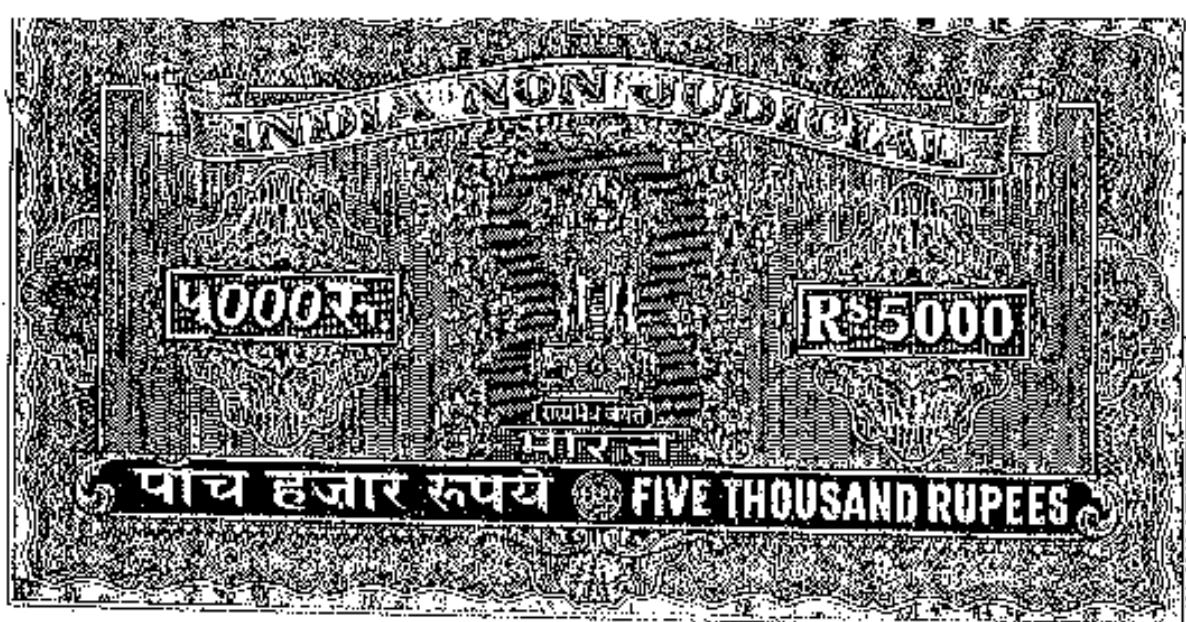
Quality of land - ROGLI AVVAL AB

For M/s. Ram Kalyan Engineering Co. Pvt. Ltd.

Madan Lal Khanna

Director





S A L E D E E D

This deed of sale is being made on the 15th day of February 1989 by M/s Ram Key Engineering Company Pvt Ltd which has been entered in Revenue records as M.K. Engineering Company Pvt Ltd at its Registered office A-3/194, Conakpuri, New Delhi through its Director Shri Madan Lal Khanna s/o Shri Prakash Nath Khanna r/o Flat No 35, 9th Floor, 10 Hailey Road, New Delhi -110001 (hereinafter called the seller) Seller in favour of Shri Pradeep Kumar Windlass s/o Shri Ved Prakash Windlass R/O 53 R Rajpur Road Nehruddun.

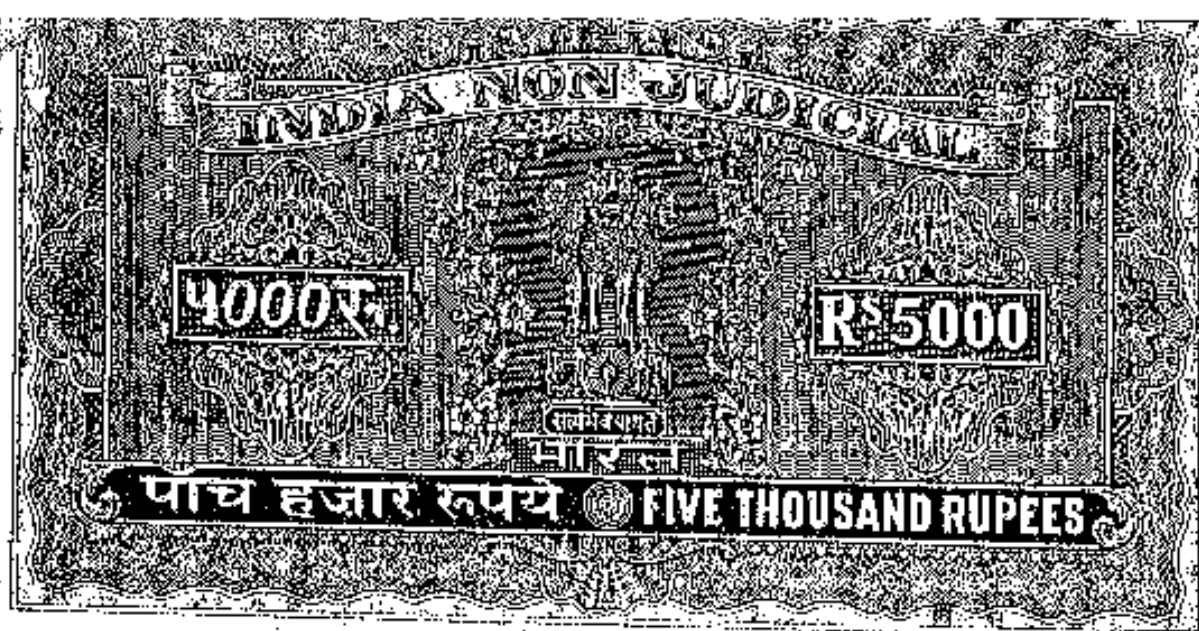
M/s Ram Key Engineering Co. [Pvt.] Ltd

Madan Lal Khanna
Director.



.....2/-





-3-

And whereas seller has constructed factory sheds on the said land and being Dhumidhar/owner has full rights to sell land and factory sheds.

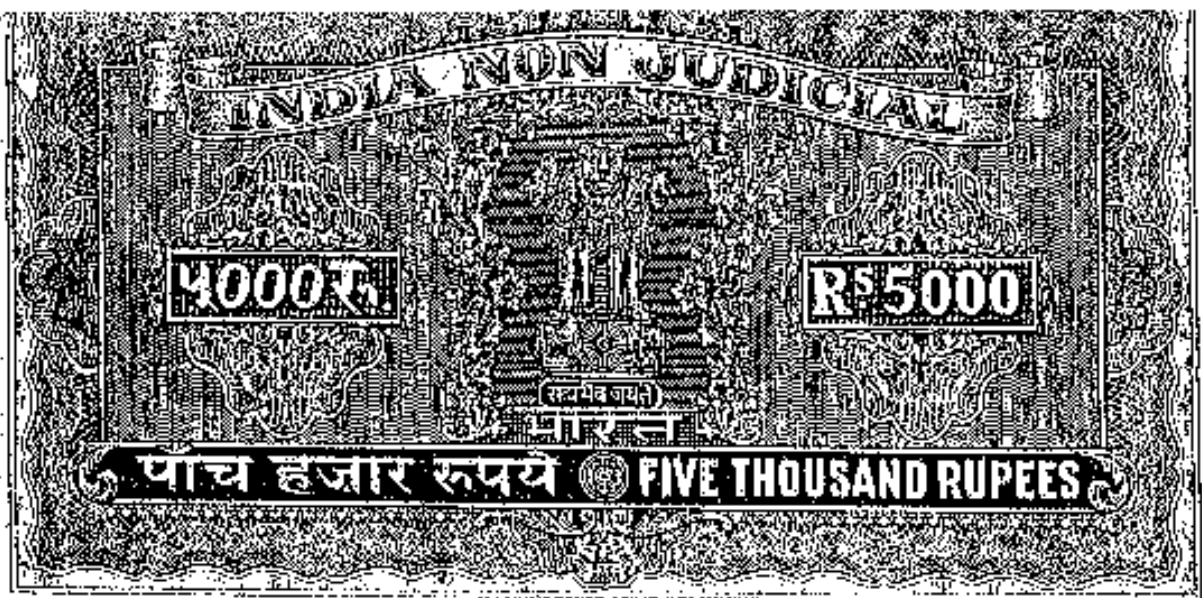
And whereas seller is a private ltd Company, all of the Directors of the said Company agree to sell the said property vide their resolution dated 13th February 1989 and they have authorised Shri Madan Lal Khanna s/o Shri Prakash Nath Khanna r/o of Flat No 35, 9th Floor, Mailey Road, New Delhi, Director of the Company to execute and get registered the sale deed of the property described in the Schedule below.

For India Non Judicial Co. (Pvt.) Ltd

Madan Lal Khanna
Director.

....4/-





-4-

And whereas seller has agreed to sell the property described in the Schedule below in consideration of Rs 1,97,000/- (Rupees one lac ninety seven thousand only) to Shri Pradeep Kumar Windlass s/o Shri Ved Prakash Windlass R/O 53 R Rajpur Road Dehradun.

Now this deed witnesseth as under :-

1. That the seller hereby conveys, alienates and transfers the said property in consideration of Rs 1,97,000/- (Rupees one lac ninety seven thousand only) to Shri Pradeep Kumar Windlass s/o Shri Ved Prakash Windlass R/O 53 R Rajpur Road Dehradun.

And seller has received the sale consideration in advance by draft No 953162 dt. 14/12/89 on ^{Madan Lal} State Bank of India, New Delhi, ^{Director} and he fully acknowledges receipt of it.

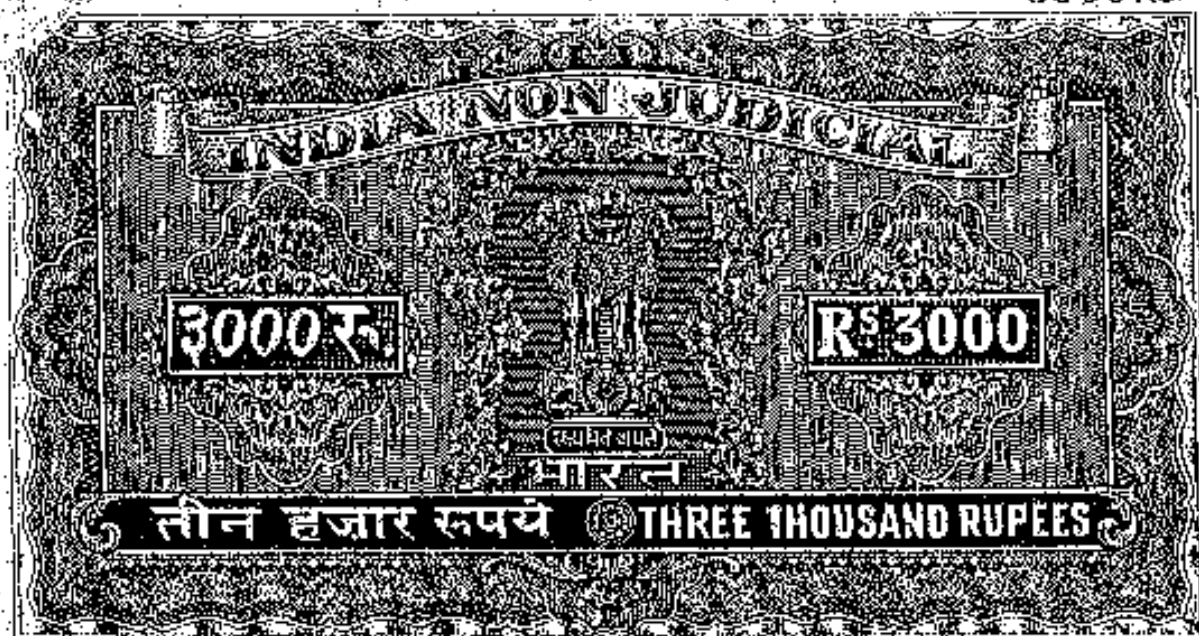
For Madan Lal Engineering Co. (Pvt.) Ltd

Madan Lal Sharma

Director.

.....5/-





-5-

The seller hereby further covenants with the purchaser as under :-

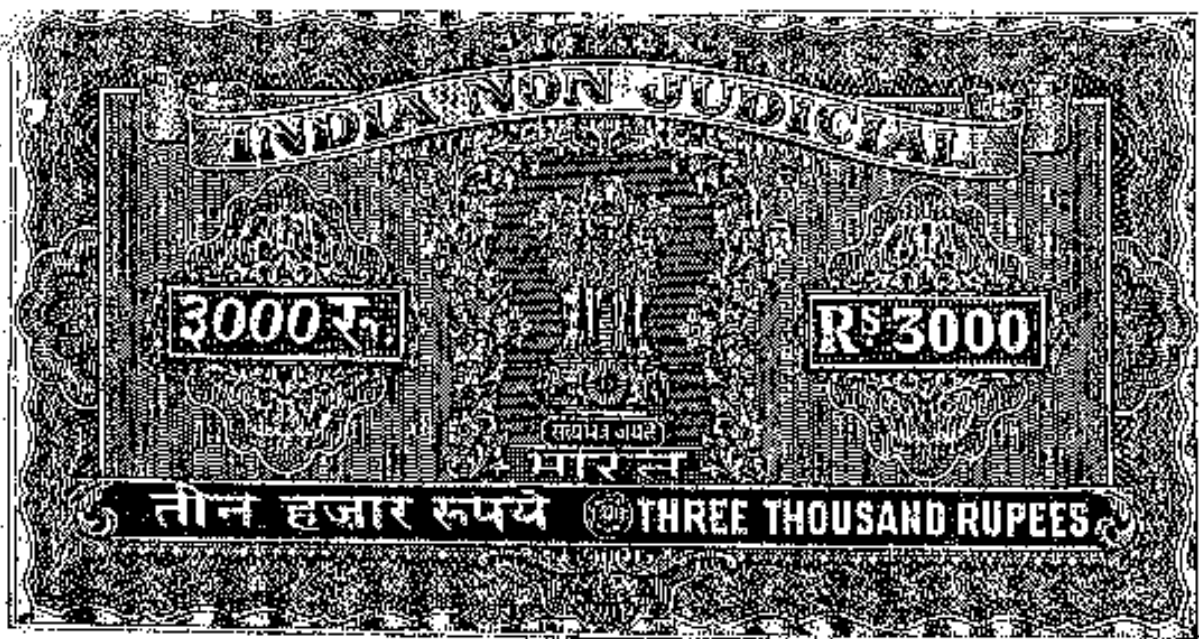
- (a) That the title of the seller to the property hereby sold is free from all liens, mortgages and charges and seller shall keep the purchaser totally indemnified.
- (b) That the seller shall pay all kinds of outstanding dues like taxes, rents, bills thereto upto date and after that liability to pay the same shall be of purchaser.

For and to the use of the purchaser (Sd/-)

Madan Lal Sharma
Director

-----6/-





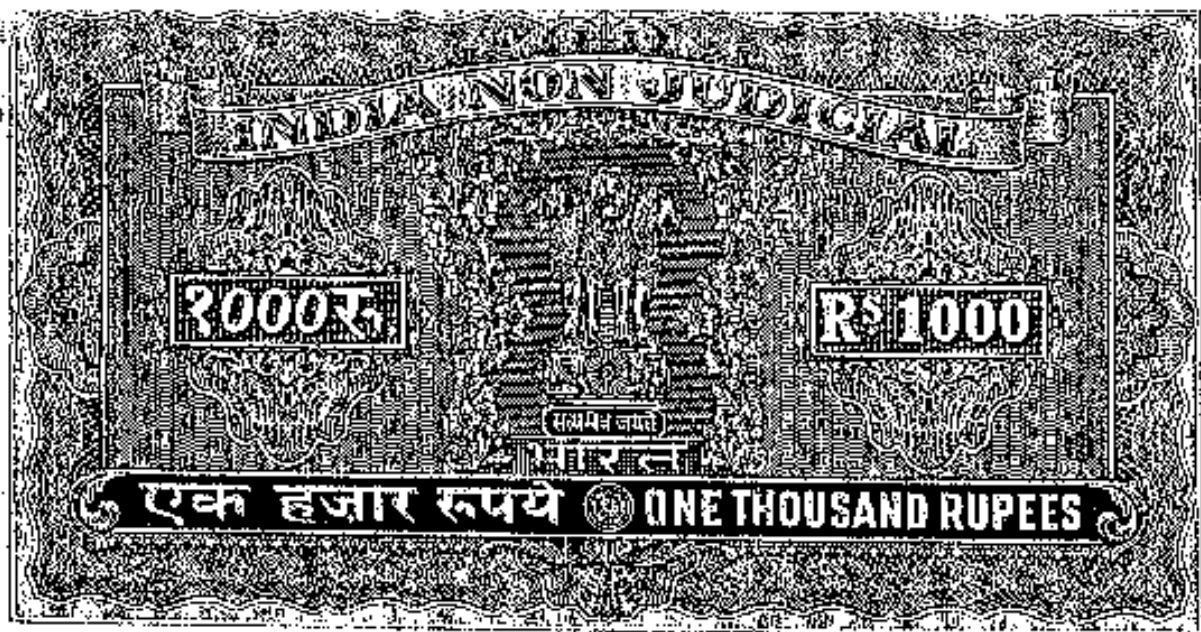
-6-

- (c) That if at any time due to the defect in title and thus due to the defect in right of transfer accruing from it the purchaser is being dispossessed from the property simultaneously with the right of ownership or he has to suffer damages then the seller without prejudice shall be responsible for that including all costs and expenditure to be incurred by purchaser within or outside the court.
- (d) That the title of the seller to the property hereby sold is free from all disputes and that there are no acquisition/requisition proceedings pending against the same. The seller is not estopped from its transfer as no stay order is pending therein.

For and on behalf of the undersigned (P.L.) Ltd.

Madan Lal Sharma
Director





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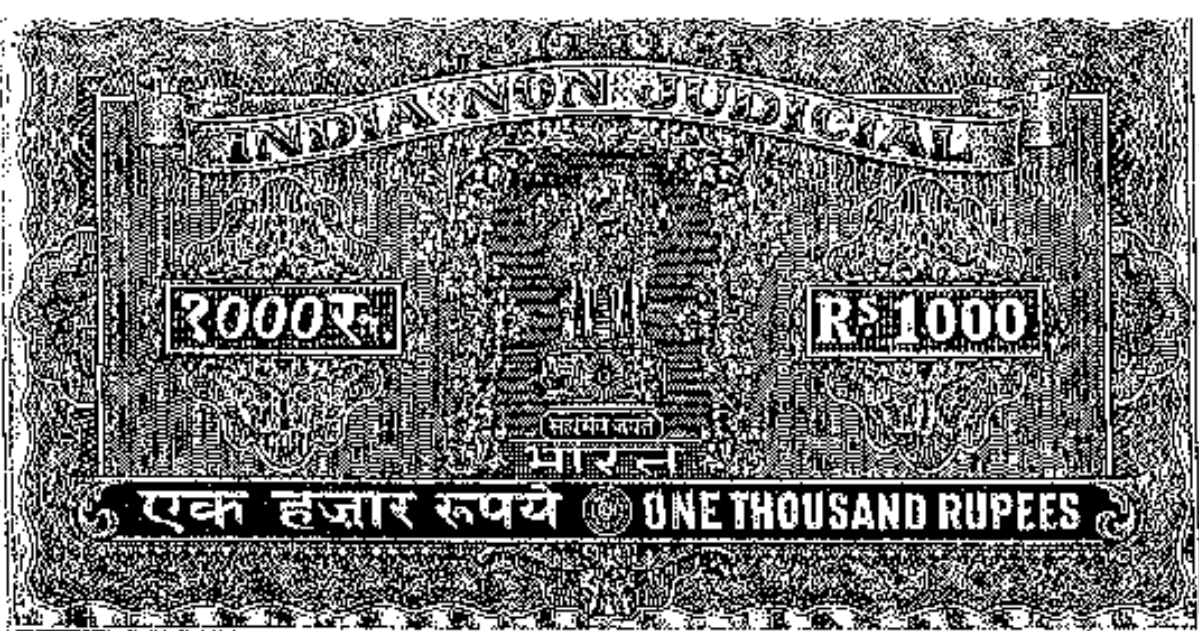
- (e) That the purchaser shall hereafter peaceably and honourably hold, possess and enjoy the said property without any claim or demand whatsoever from the seller or any person claiming through or under him.
- (f) That the seller is not selling ^{Madan Lal Khane Trade mark} name and good will of the Company on ly the land and factory ^{Madan Lal Khane} ~~and factory~~ sheds are being sold.
- (g) That the factory sheds which are over the land described in the Schedule below have got fixed by seller approximately 18 years ago.

For Madan Lal Khane & Co. (Pvt.) Ltd.

Madan Lal Khane
Director.

.....8/-





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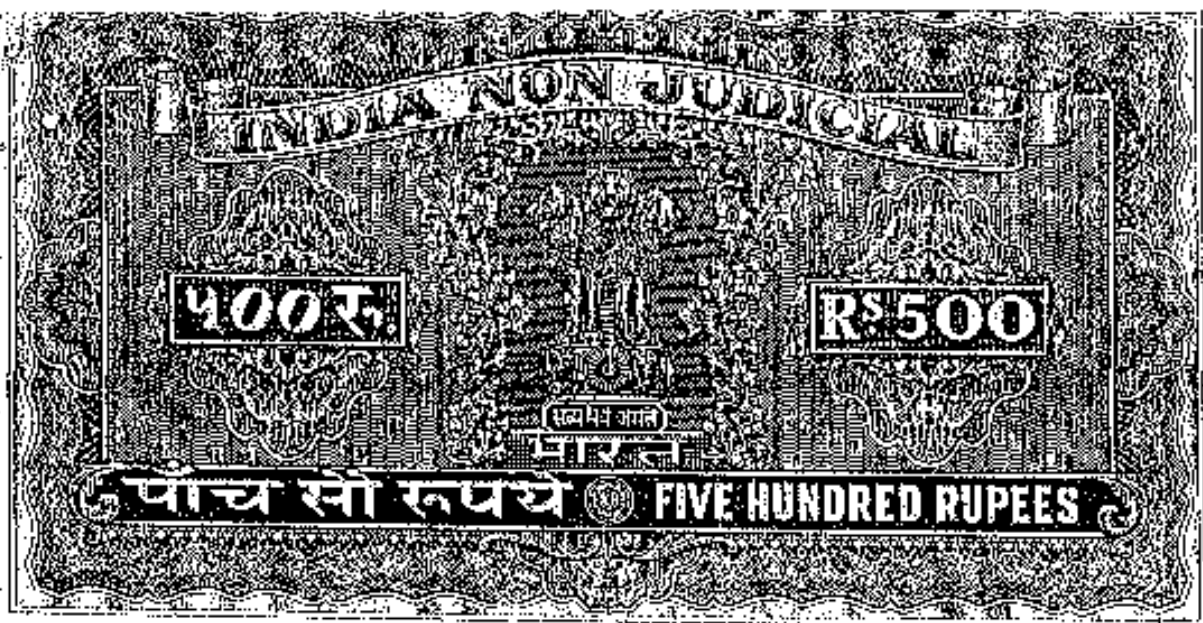
- (h) That actual physical possession of the property described in the Schedule below has been delivered to the purchaser.
- (i) That purchaser has every right to use the property in the manner he likes seller shall have no objection in that.
- (j) That the property being sold is without any encumbrances upon it and is of a clear title.
- (k) That whatever rights seller has or are going to be accrued in its favour over the property the same are being conveyed in favour of purchaser.

For the Director, Government of India

Madan Lal Khanna
Director.

.....9/-





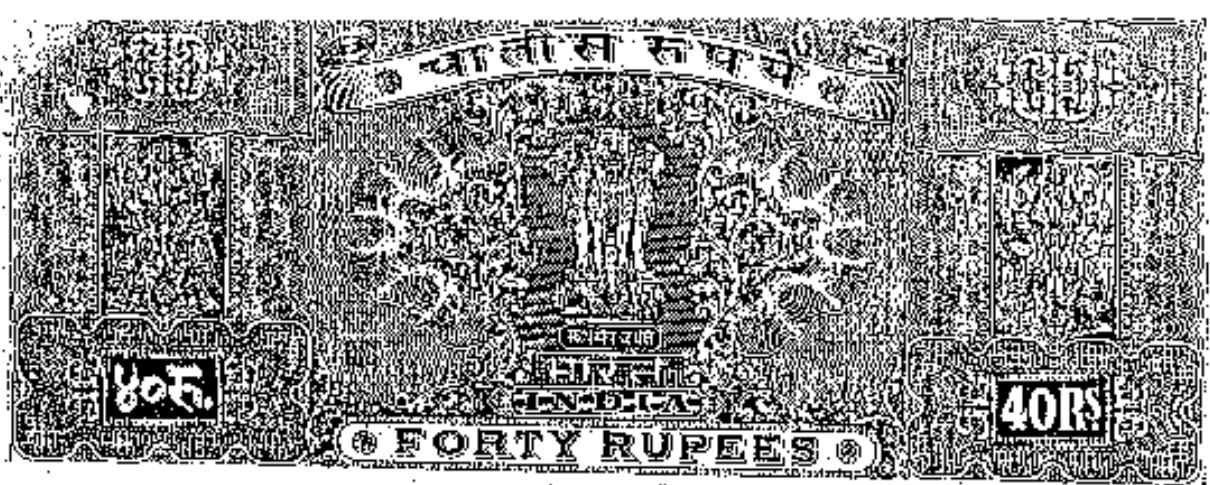
-9-

- (1) That whatever easementary rights seller has or are going to be accured in future related to property described in the Schedule below same are being conveyed to purchaser.
- (m) That purchaser shall have every right to get his name mutated in Revenue records and seller shall have no objection for the same.
- (n) That purchaser can get electric/Industrial Power and water connection transferred in his name. Seller shall have no objection for the same.

For Madan Lal Engineering Co. (Pvt.) Ltd.

Madan Lal Sharma
Director.

.....10/-



-10-

Madan Lal Khanna

3. The Regulations of Urban Land and ceiling act 1976 do not apply to the property described in the Schedule below.

4. That there is no need of obtaining Income Tax Clearance certificates from the concerned authorities.

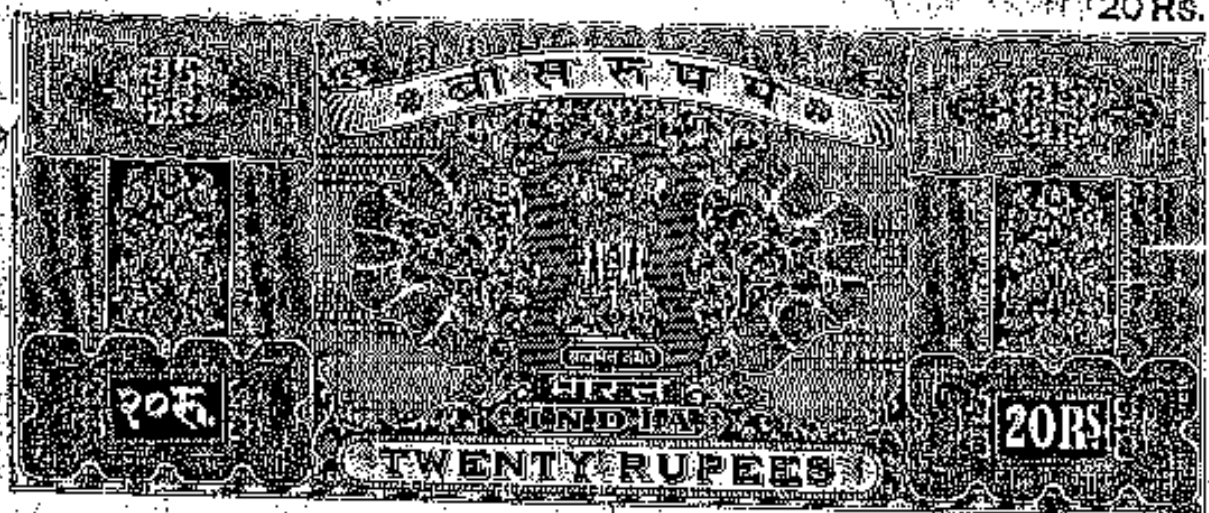
5. That land revenue of the said property comes to approximately Rs 22.35 and land is of BEST AVAILABLE quality and is unirrigated. Circle rate of the said land is Rs 50,000/- per acre but the sale consideration as agreed is Rs 1,97,000/- (Rupees one lac ninety seven thousand only) which is much higher than the Circle rate and is fair market value of the said property hence the Stamp duty Rs 20,565/- (Rupees twenty eight thousand five hundred sixty five only) is being paid.

For Madan Lal Khanna Engineering Co. Pvt. Ltd.

Madan Lal Khanna
Director.

.....W/-





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6. That the term 'seller' and 'purchaser' shall deem to include their respective share holders, executors, assigns, administrators and representatives unless repugnant to the context.

SCHEDULE OF THE PROPERTY

Khasra No 602/1 area measuring 1.88 acre with factory sheds affixed thereon situated at Mauza Ballewala Pargana Parwa District Dehradun bounded and butted as under :-

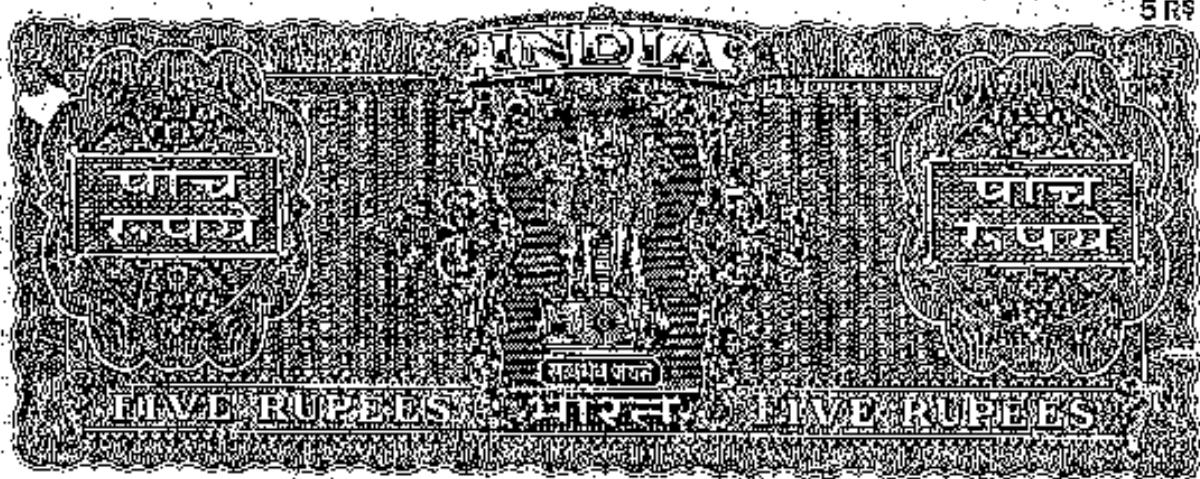
North	- Railway line
South	- Khasra No 602 part
East	- Khasra No 624 & 623
West	- Khasra No 600 & 601

For Kanti Key Engineering Co. (Pvt.) Ltd.

M. Sharma
Madan Lal Sharma Director.

.....12/-





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In witness whereof the seller has put its signatures through its Director Shri Madan Lal Khanna on the day, month and year first above written.

For Ham Ray Engineering Co. (Pvt.) Ltd.

M. Khanna
Madan Lal Khanna Director
Seller

Witnesses:-

1. *[Signature]*
2. *[Signature]*

Drafted by me and typed at my Chamber.

Photograph attested by



[Signature]
(SAVITA SETHI)
Advocate

[Signature]
(SAVITA SETHI)
Advocate
Dehradun

Attested True Copy

(G. C. GAIGOLA)
Advocate & NOTARY, Dehradun

19/11/1970
13/11/1970

बही लेखा नं० 101-जिह्वा 134 के पन्ना-90

बही लेखा नं० 101-जिह्वा 134 के पन्ना-90
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