

SALE DEED

39
Consideration ... 1,97,000/-

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

No of stamp sheets ... 12

Stamp duty 24625 ... Avas Vikas duty 3940 ... Total Stamp paid 28565

Where as I-We M/A. Ram Kaly Engineering Pvt. Ltd. which has been entered in Revenue records as M.K. Engineering Pvt. Ltd. at its Registered office A-3/104 Janakpuri New Delhi through its Director Sh. Madan Lal Khanna S/o Prakash Math Khanna r/o Flat No. 32 9th

floor 10, Hailey Road New Delhi-110004. (herein after called the seller) am/are the sole/joint proprietors of the property detailed in the end and

also in the possession of the same, do hereby sell to Shri. Ved. Prakash

S/o Late Sh. Kashi Ram r/o 53 B, Badpur Road, Behradun.

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

received as follows

The Property is free from all encumbrances.

Details of Property situated

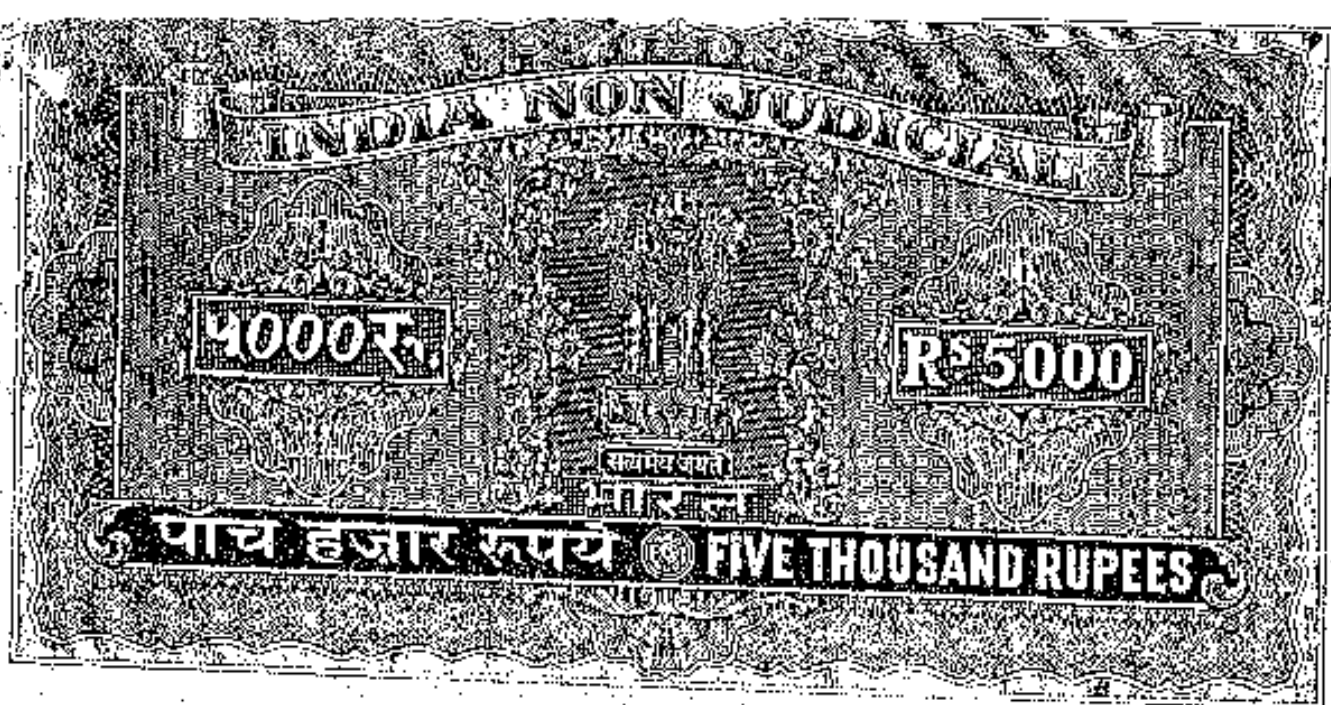
Land Revenue Rs- 11.65

Quality of land - ROSLI BOYAN ARI



For Ram Kaly Engineering Pvt. Ltd.

Madan Lal Khanna
Director



SALE DEED

This deed of sale is being made on the 15th day of February 1989 by M/s Ram Kay Engineering Company Pvt Ltd which has been entered in Revenue records as M.K. Engineering Company Pvt Ltd as its Registered office A-3/194 Janakpuri 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 Ved Prakash Windlass s/o late Shri Kanshi Ram R/O 59 B Rajpur Road Dehradun.

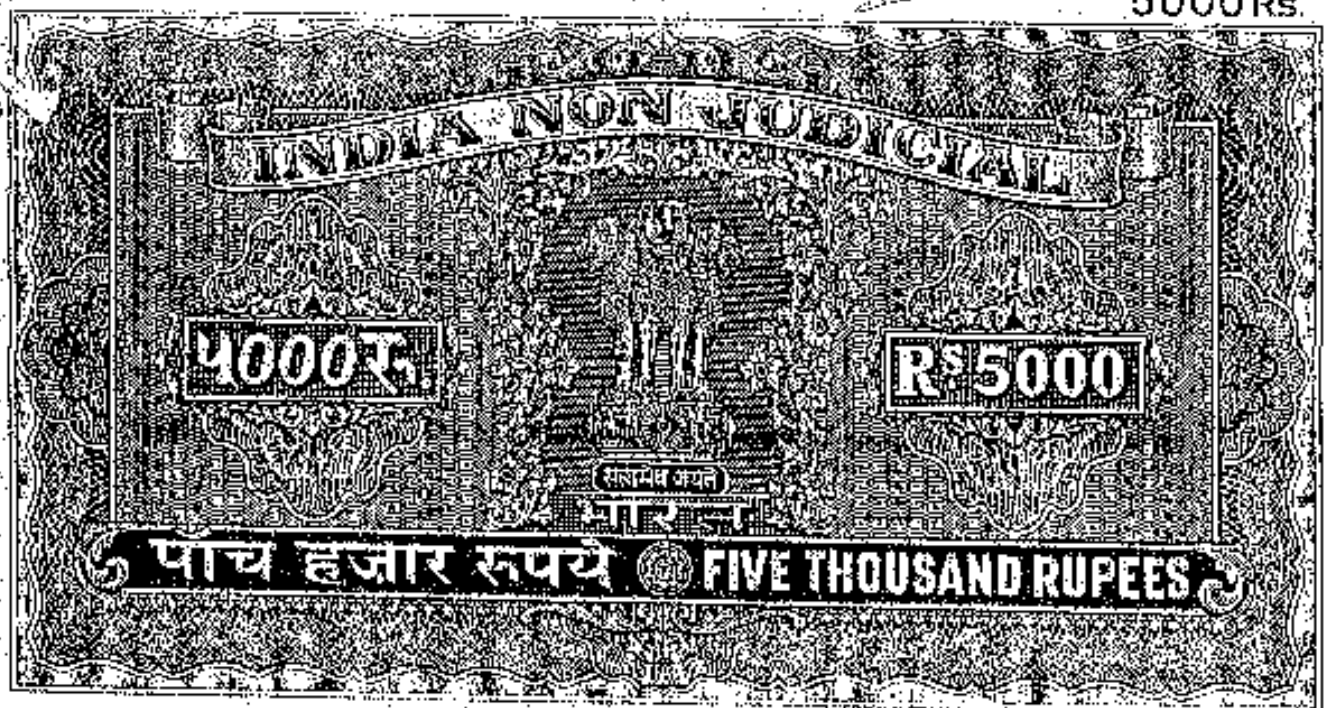


Shri Ved Prakash
15 Court
RA DUM

M/s Ram Kay Engineering Co. (Pvt.) Ltd.
Madan Lal Khanna
Director

.....2/-





-2-

Whereas Shri Trilok Singh, Pritam Singh s/o Pratap Singh R/O village Badripur Pargana Parwa Dun District Dehradun was recorded Bhumidhar/owner of Block No. 542, area measuring 0.98 acre situated at Mauze Ballewala Pargana Parwa Dun District Dehradun morefully described in the Schedule below.

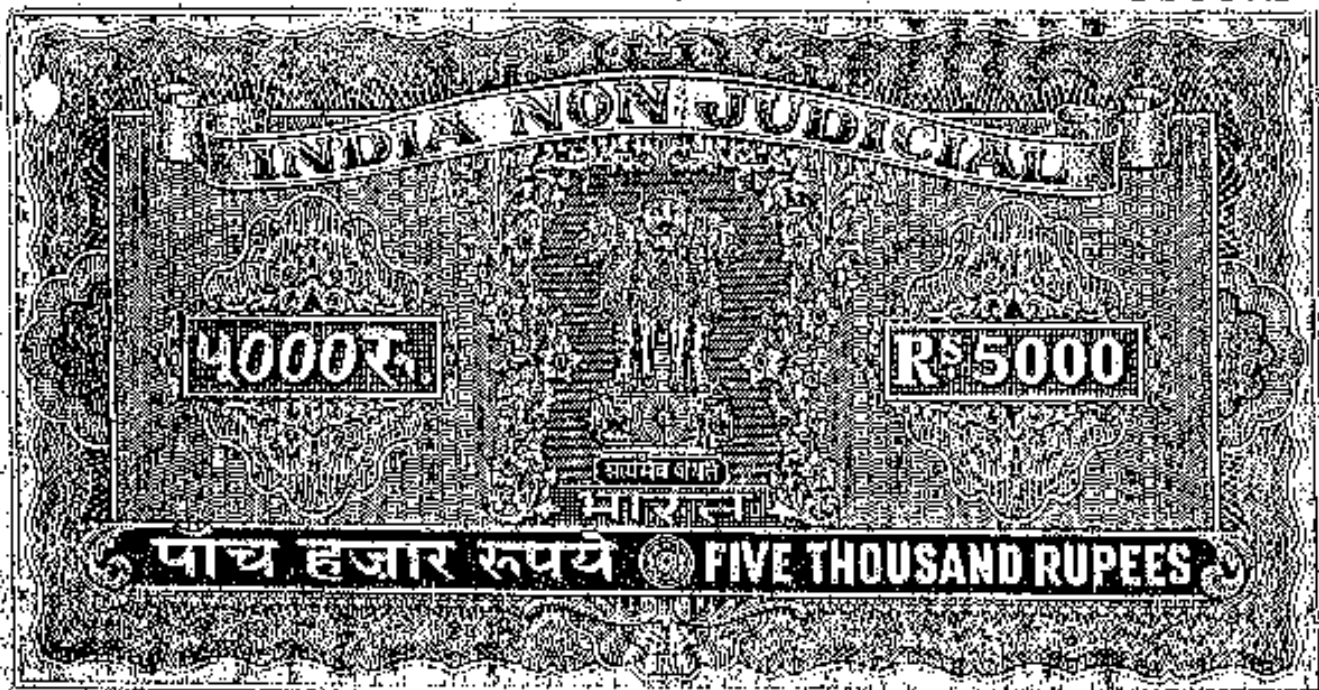
And whereas seller purchased the land described in the Schedule below from Shri Trilok Singh, Pritam Singh s/o Shri Pratap Singh r/o village Badripur Pargana Parwa District Dehradun and its name has been duly mutated in Revenue records vide order dated 10-10-1968 from 2376 Tashi as Bhumidhar/owner of the said land and seller's name has been continuously and uninterruptedly being recorded in Revenue records since then.

For Kanchi Subdivision (Dist. 1) Ltd.

Maharaj Lal Mehta
Director

.....3/-





-3-

And whereas seller got constructed pucca construction on the said land and being Bhumidhar/owner has full rights to sell land and pucca construction.

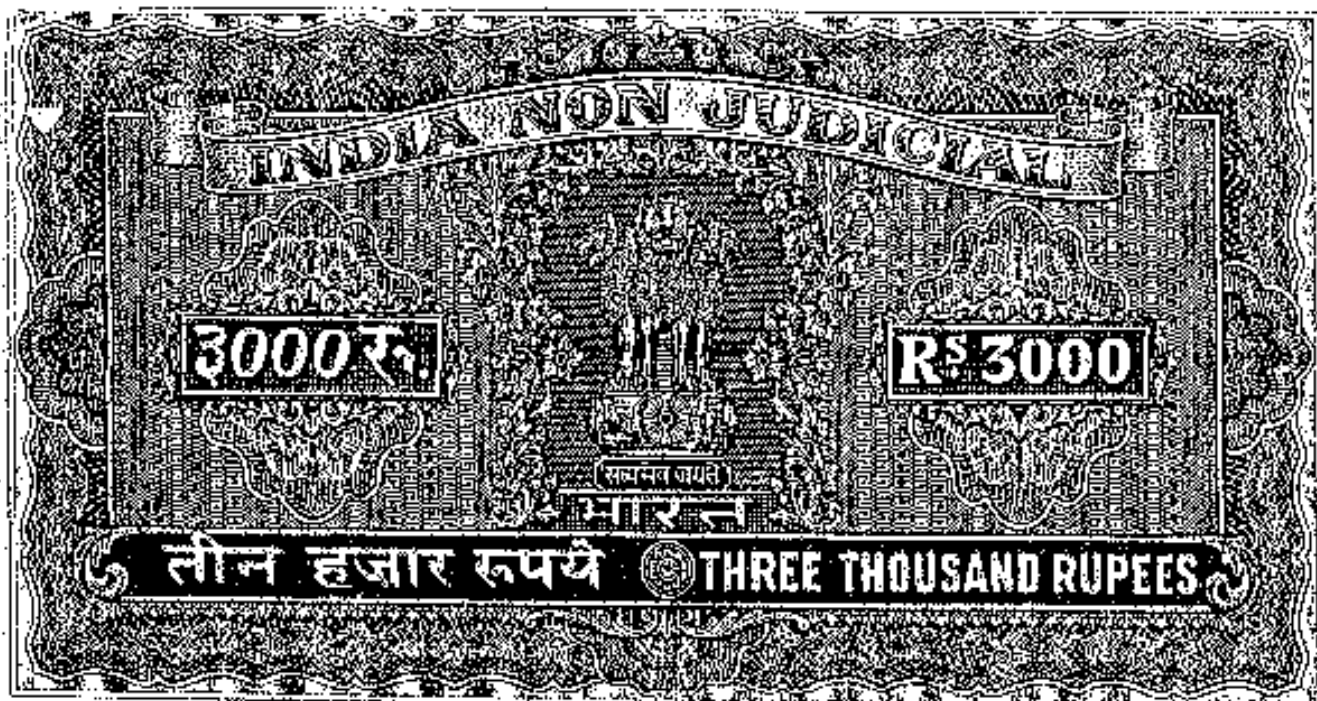
And whereas seller is a private ltd Company, all of the Directors of the said Company agree to sell the said property vide their resolution dated 13th February 1989 and they have authorised Shri Madan Lal Khanna s/o Shri Prakash Nath Khanna r/o Flat No 35, 9th Floor 10 Bailey Road, New Delhi, Director of the Company to execute and get registered the said deed of the property described in the Schedule below.

For Madan Lal Khanna & Co (Pvt.) Ltd

Madan Lal Khanna
Director.



.....4/-



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

Madan Lal Khanna
Director.

.....6/-





-4-

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

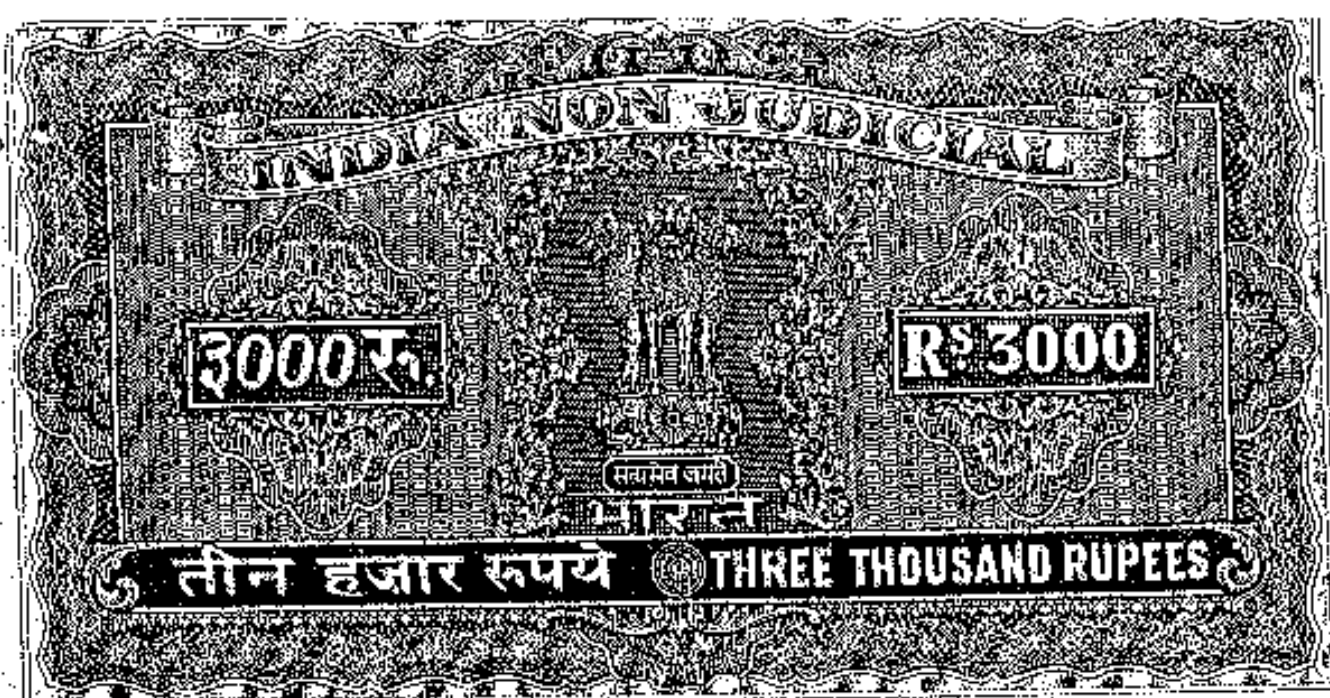
And seller has received the sale consideration in advance by draft No 453763 dated 11-02-89 on State Bank of India New Delhi and he fully acknowledges receipt of it.

For Bank of India (Pvt.) Ltd.

Madan Lal Sharma
Director.

.....5/-





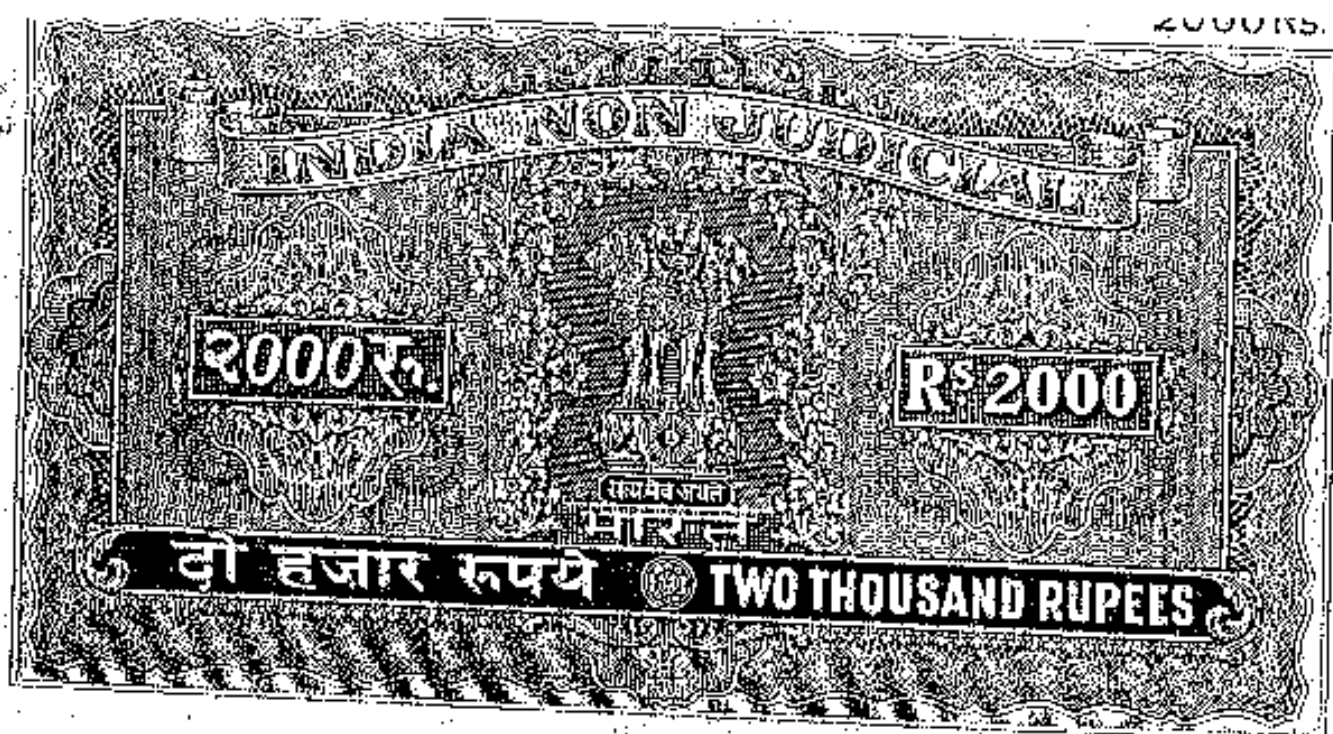
-6-

- (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 thereto.

For Ravi Gas Engineering Co. (Pvt.) Ltd.

Mohan Lal Chandra
Director

.....7/-



-7-

- (a) That the purchaser shall hereafter peaceably and honourably hold, possess and enjoy the sold 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 name and good will of the Company, only the land and pucca construction is being sold.
- (g) That pucca construction which is over the land described in the Schedule below was got constructed by seller approximately 18 years ago.

For Rep. Secy. Registering Co. (Pvt.) Ltd.

Madan Lal Khanna

Director.

.....8/-





-5-

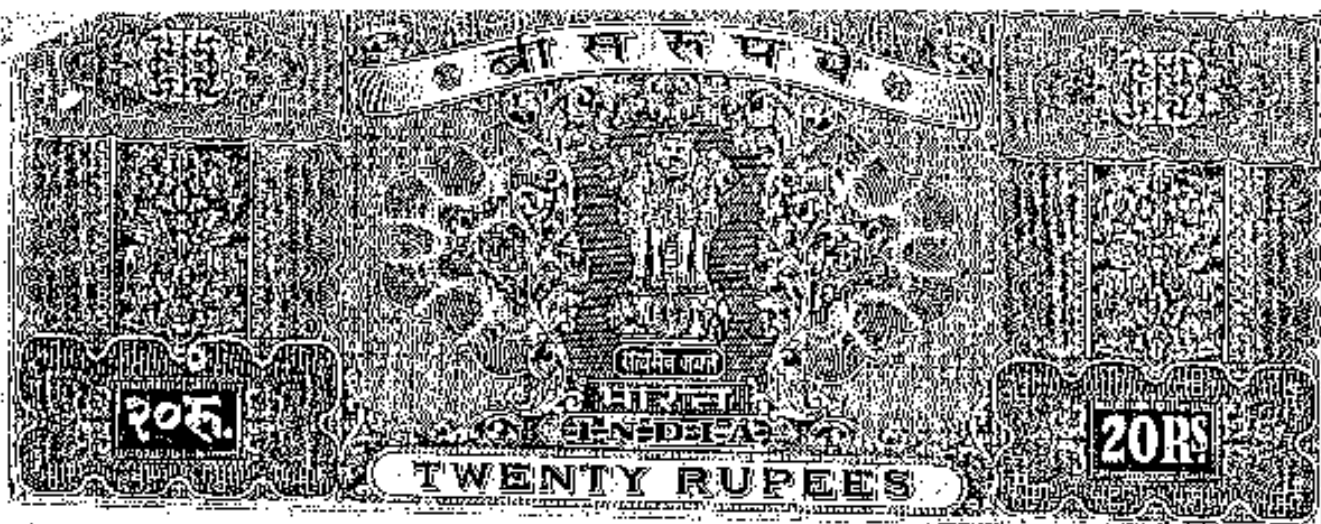
- (h) That actual physical possession of the property described in the Schedule below has been delivered to the purchaser.
- (i) The purchaser has every right to use the property in the manner he likes seller shall have no objection in that.
- (j) That the property being sold is without any encumbrances 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 Madan Lal Engineering Co. (Pvt.) Ltd.

Madan Lal Sharma
Director.

.....9/-





-9-

- (1) That whatever easementary rights seller has or are going to be accrued 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.

For and to the effect of the above

Madan Lal Khanna
Director

.....10/-





-10-

- (n) That purchaser can get electric/and water connection transferred in his name. Seller shall have no objection for the same.
- (o) That telephone connection No 23286 installed at factory can also be got transferred by purchaser in his name. Seller shall have no objection for it.
3. That Regulations of Urban Land ceiling at 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.

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

Madan Lal Khosla
Director.



.....11/-



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5. That land revenue of the said property comes to approximately Rs 11.65 and land is of ROOLI BOYAMABI 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/- (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 28,565/- (Rupees twenty eight thousand five hundred sixty five only) is being paid.

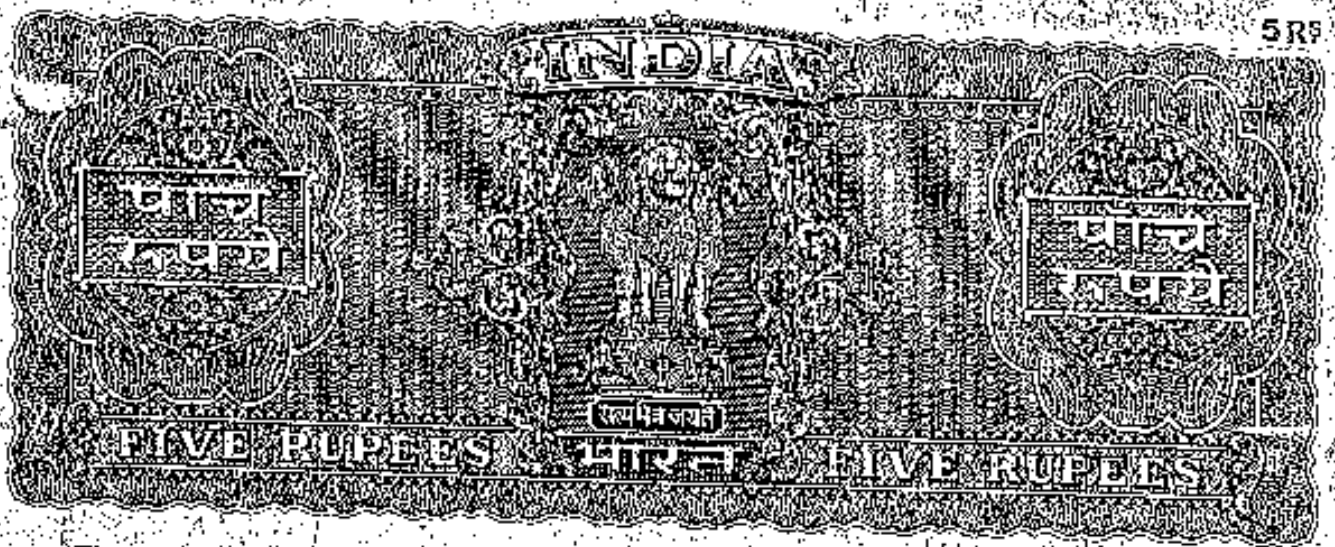
6. That the term 'seller' and 'purchaser' shall deem to include their respective share holders, executors, assigns, administrators and representative unless repugnant to the context.

For Board of Directors (Pvt. Ltd.)

Madan Lal Khanna
Director.

.....12/-





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SCHEDULE OF THE PROPERTY

Khasra No ⁵⁹⁹ ~~598~~ area measuring .98 acre with pucca construction consisting of four rooms, two bath rooms, one kitchen and one store situated at Mouza Ballawala Pargana Parwa District Dehradun bounded and butted as under :-

- North - ~~Railway line~~ Khasra No. 598 *in Mouza*
South - ~~Khasra No. 599~~ Road *in Mouza*
East - Khasra No. 601 & 600
West - Khasra No. 597

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

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

Madan Lal Khanna
Seller Director

Witnesses

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

Drafted by me and typed at my Chamber.

[Signature]
(SAVITA SETHI)
Advocate

Photograph attested by

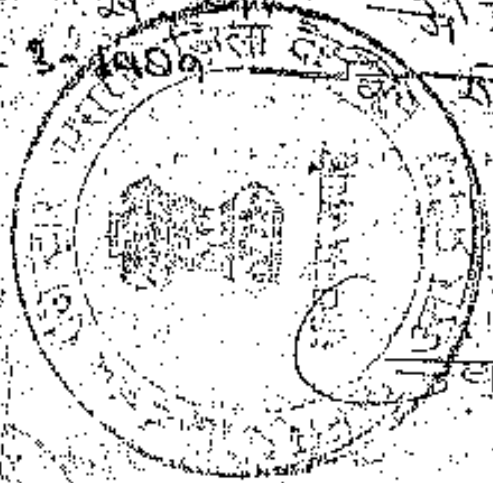
[Signature]
(SAVITA SETHI)
Advocate
Dehradun

Attested True Copy

Advocate & Co. Dehradun

10/1/88
 S. S. ARORA
 Chartered Accountant

बही संख्या 1 की जिल्द 134 के पन्ने 92
 पर अंश 206 से 211 के पन्ने 86/89
 पर अधिसूचना 1-3-1980 के अधिनियम की प्रतीति



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जवाब खर उल्लेख
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