

SALE DEED

Consideration * 91,500

Market value on which stamp duty paid * 91,500/-

No of stamp sheets 14 nos.

Stamp duty 13,270/- Avas Vikas duty Inclusive Total Stamp paid 13,270/-

Arvind Kumar S/o late Sri Anant Kumar S/o late
Where as I/We ..
Sri Darshan Lal R/o Shewla Khurd, Pargana Central Doon, Distt.
Dehradun (2) Sri Surendra Kumar (3) Sri Ramesh Kumar (4) Sri Pramod
Kumar (5) Sri Anil Kumar (6) Sri Deepak Kumar all S/o late
Sri Darshan Lal all residing at Lunia Mohalla, Dehradun and (2)
Sri Vinod Kumar S/o late Sri Basant Lal S/o late Sri Darshan Lal
R/o Lunia Mohalla, Dehradun

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 M/s S.L. Minerals Pvt. Ltd.
a Company duly incorporated under the Companies Act, 1956 vide
Certificate of Incorporation No. 2042873 of 1991 through its
Director, Smt. Anju Oberoi W/o Sri Rakesh Kumar R/o 2A Race Course
Road, Dehradun

for consideration of Rs 91,500/- (cash) paid before Sub Registrar

received as follows

Dehradun at the time of presentation of Sale Deed for
registration

The Property is free from all encumbrances.

All that land comprised in Khasra No. 140
Details of Property situated measuring 0.07 acre or 0.0121 Hectare...
or 120.40 sq. m situated in Village Shewla Khurd, Pargana
Central Doon, Distt Dehradun, bounded and butted, as under:

North: by Land of Sri Kam Niwas
South: by property of Landir Lakmi Narayan within enclosure built
East: by boundary wall
East: by other property of the State
West: by road



-2-

OTHERWISE. PROVIDED ALWAYS THAT the terms the 'Sellers' and the 'Purchaser' shall be deemed to have included their respective heirs, successors-in-interest, legal representatives, executors, administrators and assigns unless repugnant to the context;

WHEREAS there exists Mandir Laxmi Narayan, area whereof is 0.16 acres in Khasra no. 180 (before settlement of 1937-38) and now corresponding to Khasra No. 115M and recently assigned as Khasra No. 149 in Village Shwla Khurd, Fargana Pachwadun, Distt Behrorun;

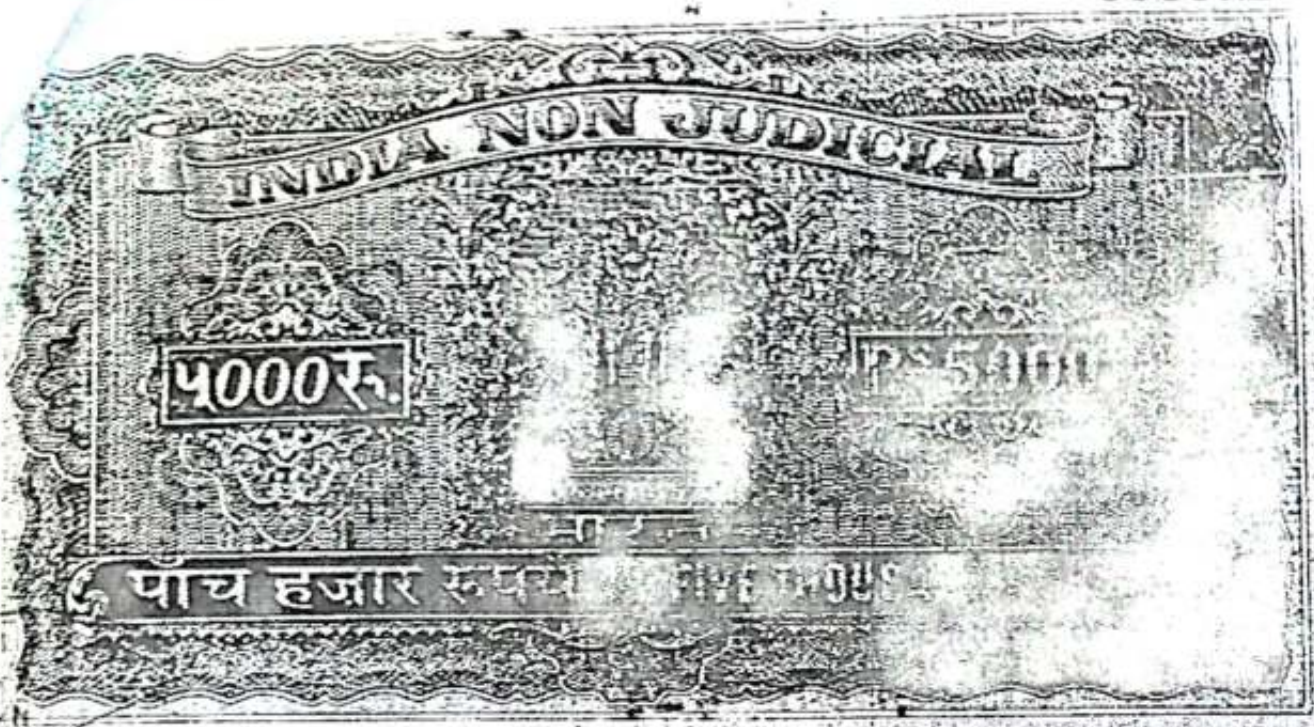
AND WHEREAS more land was later included in the area of temple and accordingly area of temple included within pucca built up boundary wall is 0.2471 acres or

0.1090 Hect. It was a private Temple of Sri Pirthi Singh, who transferred the same to Sri Darshan Lal S/o Sri Narayan

For S.L. OBERAI MINERALS PVT. LTD.

DIRECTOR

5000Rs.



SALE DEED

THIS INDENTURE OF SALE is made on this the 13th day of June, 1996 by Sri Arvind Kumar S/o late Sri Anant Kumar S/o late Sri Darshan Lal R/o Shewla Khurd, Pargana Central Doon, Distt Dehradun (2) Sri Surendra Kumar (3) Sri Ramesh Kumar (4) Sri Pramod Kumar (5) Sri Anil Kumar (6) Sri Deepak Kumar, all sons of late Sri Darshan Lal, all residing at Lunia Mohalla, Dehradun, and (7) Sri Vinod Kumar S/o late Sri Basant Lal S/o Sri Darshan Lal R/o Lunia Mohalla, Dehradun (hereinafter called the 'Sellers') OF THE ONE PART

IN FAVOUR OF

M/s S.L.Oberoi Minerals Pvt. Limited, a Company duly incorporated under the Companies Act, 1956 vide Certificate of Incorporation No. 20-12873 of 1991, through its Director

DIRECTOR

INDIA NON JUDICIAL

२०००२

एक हजार

6 JUN 1996

-3-

the office of the Sub Registrar, Dehradun in Book No. I,
Vol 198/200 at pages 1/2 as document No. 554 on 20.7.1932;

AND WHEREAS some land adjacent to the Temple which
is, however, separate on the spot and has nothing to do
with the Temple was transferred to Sri Narayan Das S/o
Sri Gobind Ram vide four Sale Deeds by its owners, as
summarised below:-

- 1) All that plot of land comprised in Khasra No. 190
measuring two bighas 11 biswas and Khasra No. 186
measuring three bigha and one biswas in total measuring
five bighas and twelve biswas in Village Shewla Khurd,
Pargana Pachwadun, Distt Dehradun executed by Musmmat
Nandi D/o Sri Amar Singh and Sri Tulsi S/o Sri Kanheya
in favour of Sri Narayan Das S/o Sri Gobind Ram vide
Sale Deed dated 20.8.1915 duly registered in the office
of the Sub Registrar, Dehradun in Book No. I Vol I/IX
at pages 127/129 as document No. 728 on 4th September,
1915.
- 11) All that land comprised in Khasra No. 188 measuring
0.16 acres, Khasra no. 185 measuring one bigha four
biswas and Khasra no. 189 measuring one bigha and
eight biswas in total measuring three bighas and eight
biswas in village Shewla Khurd, Pargana Pachwadun, Distt
Dehradun, executed by Sri Munshi Ram S/o Sri Bahadur
Singh in favour of Sri Narayan Das S/o Sri Gobind Ram
vide Sale Deed dated 23.11.1915.

INDIA NON JUDICIAL

₹ 1000

₹ 1000

सत्यमेव जयते

भारत

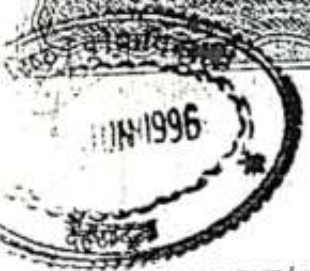
एक हजार रुपये ONE THOUSAND RUPEES

-4-

measuring one bigha and six biswas in Village Shewla Khurd, Pargana Pachwadun, Distt Dehradun executed by Sri Rama S/o Sri Kanha in favour of Sri Narayan Das S/o Sri Gobind Ram vide Sale Deed dated 15.8.1918 duly registered in the office of the Sub Registrar, Dehradun in Book No. I Vol 96 at pages 123/131 as document no. 525 on 21.8.1918.

- iv) All that plot of land comprised in Khasra No. 181 measuring four biswas and Khagra No. 182 measuring eight biswas in Village Shewla Khurd, Pargana Pachwadun, Distt Dehradun executed by Sri Lachmi Chand S/o Sri Tulshi Ram in favour of Sri Narayan Das S/o Sri Gobind Ram vide Sale Deed dated 8.2.1924 duly registered in the office of the Sub Registrar, Dehradun in Book No. I Vol 139 at pages 98/99 as document no. 120 on 11.2.1924.

AND WHEREAS vide above detailed five Sale Deeds, the total area including that of Temple transferred in the name of either Sri Darshan Lal, now deceased or his father, Sri Narayan Das, now deceased in Mauza Shewla Khurd, Pargana Pachwadun, Distt Dehradun is summarized as All that land comprised in Khasra No. 180/0.16 acres, 181/four biswas, 182/eight biswas, 185/one bigha and four biswas, 186/three bighas and one biswas, 187/one bigha and six biswas, 188/0.16 acre, 189/one bigha and eight



-5-

measuring eleven bighas and sixteen biswas approximately
in Village Shewla Khurd, Pargana Pachwadun, Distt Dehradun;

AND WHEREAS the above mentioned land is adjacent
to each other and in the shape of one plot. However,
the Temple and its adjacent land is separate on the spot
and surrounded by pucce boundary wall. This temple too
is private property of the Sellers and its affairs are
being privately managed by the Sellers;

AND WHEREAS settlement had taken place in Dehradun
in 1937-38 including in Village Shewla Khurd and in
settlement, the total area of the property transferred
to Sri Narayan Das or his son, Sri Darshan Lal was recorded
as 7.3 acres. This area does not include the temple and
the land appurtenant thereto. On measurement area of temple
was 0.19 acre and recorded as Abadi separately in Khasra

DIRECTOR
L.S.L. GUERAI MINERALS PVT. LTD.



-6-

AND WHEREAS sellers have further expended the area of the Temple which now measures 0.2471 acres or 0.1000 hectares;

AND WHEREAS Khasra number assigned to the said land was 115 and new number after settlement of Survey section is 149;

The Temple and its land was private property of late Sri Darshan Lal and it was held and retained by him for self and his family;

AND WHEREAS Sri Narayan Das had died long ago and the entire land had devolved upon his only son namely Sri Darshan Lal;

AND WHEREAS by mistake of revenue authorities, the entire land i.e. 2.05 acres plus 0.19 acres was shown as that of Temple under the management of Sri Darshan Lal. The said mistaken entry

300 रु.

Rs 100

एक सौ रुपये ONE HUNDRED RUPEES

-7-

the notice of Sri Darshan Lal and members of his family. However, the land of Temple is only 0.19 acres which is further expended to 0.2471 acres or 0.1000 hectares. Other adjacent land has nothing to do with the property of Temple;

AND WHEREAS Sri Darshan Lal had died on 23.10.57 leaving behind Sri Anant Kumar, Sri Surendra Kumar, Sri Ramesh Kumar, Sri Pramod Kumar, Sri Anil Kumar, Sri Deepak Kumar and Sri Basant Lal as his heirs being sons of the deceased;

AND WHEREAS Sri Basant Lal had died in 1954 leaving behind his only son Sri Vinod Kumar to inherit him. He is arrayed at Sl No. 7 in the list of sellers and Sri Anant Kumar had died on 9.12.1990 leaving behind Sri Arvind Kumar as his only son to inherit the deceased. And, accordingly, the heirs of Sri Darshan



-7-

Lal as detailed in the array of sellers are now joint owners of the entire property, left behind by Late Sri Darshan Lal;

AND WHEREAS the Temple referred to above was privately managed by the sellers as it was being managed by late Sri Darshan Lal;

AND WHEREAS there exists property of the purchaser-Company on the eastern side of the land hereby sold. There is no direct approach to the said property of the purchaser and it has been desired by the purchaser-Company to have land for the purpose of ingress and egress to their remaining property situated on the eastern side. Accordingly, the purchaser has required the sellers and the sellers have agreed to sell plot of land measuring 0.03 acres

For S.L. OSERAI MINERALS PVT. LTD.

DIRECTOR

S. L. Oserai
S. L. Oserai

INDIA
TEN RUPEES

-8-

or 0.0124 hectares or 120.40 sq metres forming part of land bearing Khasra no. 149M situated in Village Shewla Khurd, Pargna Central Doon, Distt Dehradun, morefully described at the foot of this Indenture and also shown by red colour in the site plan attached herewith (herein after called the 'said land');

AND WHEREAS the ~~said land~~ ^{price} price settled for the sale of the 'said land' has negotiated at ₹ 91,500/- (Rupees ninety one thousand and five hundred only)

NOW, THEREFORE THIS INDENTURE OF SALE WITNESSES THAT in pursuance of above mutual agreement and in consideration of ₹ 91,500/- (Rupees ninety thousand and five hundred only) paid by the Purchaser to the Sellers in cash to lay before the Sub Registrar, Dehradun at the time of presentation of Sale Deed for registration and accordingly acknowledging

For S.L. OSERAI MINERALS PVT. LTD.

DIRECTOR

भारत सरकार
भारत
INDIA
TEN RUPEES

10RS

-9-

the total receipt of sale price, the Sellers does hereby transfer, convey and assign all that said land to the purchaser for ever with all rights, benefits, privileges, advantages, attached or reputed to be attached to the said land for ever TO HAVE AND TO HOLD the same as their absolute property without any objection, interference or obstructions by the sellers or any one lawfully claiming through or under them.

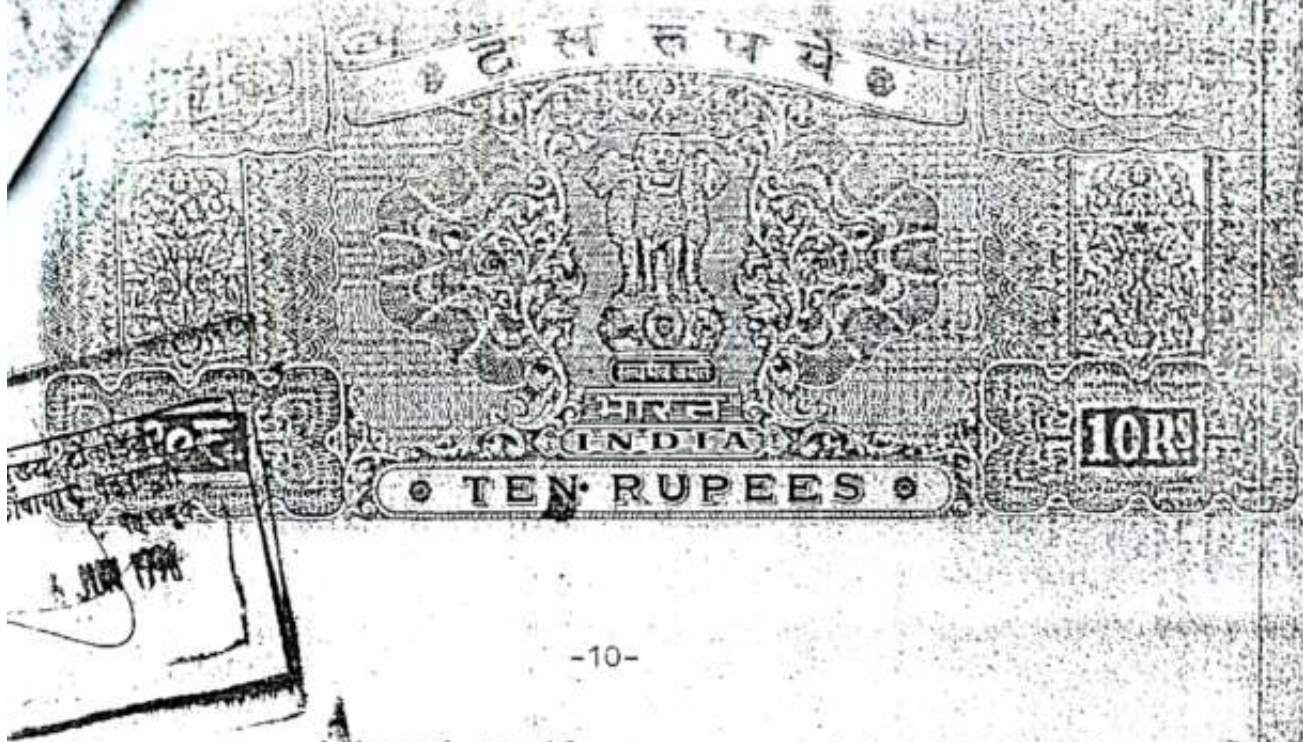
THE SELLERS FURTHER COVENANT WITH THE PURCHASER AND DECLARE AS UNDER

1. That actual, vacant and physical possession of the said land has been delivered by the Sellers to the purchaser on the spot today and the purchaser-company have come in actual possession thereof.

2. That all the taxes, cesses and revenue

For S.L. OSERAI MINERALS PVT. LTD.

DIRECTOR



-10-

and demand payable on any accord in respect of the said land shall be the liability of the sellers upto this day but hereafter all these local demands shall be paid and borne by the purchaser.

3. That the Purchaser-Company are entitled to get their name mutated in revenue records and other relevant records and the sellers undertake to assist the purchaser in getting their name recorded as Bhumidar thereof.

4. That the sellers undertake to execute any document, perform any work and discharge any other obligations but at the cost of the purchaser, after reasonable notice for more perfectly assuring the said land to the purchaser and keeping them in

For S.L. OBERAI MINERALS PVT. LTD.

DIRECTOR



-11-

of these presents.

5. That, as stated above, the said land is free from all encumbrances. However, in case the 'said land' or any part thereof goes out of the hands of the purchaser or purchaser suffer any loss for any defect in the title of the sellers or seller's competency to transfer the said land, the loss thus suffered by the purchaser shall be compensated by the sellers.

6. That the land hereby conveyed is agricultural land. Its market value is ₹ 91,500/- and same is

For S.L. OSERAI MINERALS PVT. LTD.

DIRECTOR

S. L. OSERAI



INDIA
TEN RUPEES

-12-

the sale price and stamp duty has, accordingly, been paid. The sellers and the purchaser do not belong to Scheduled caste/Tribe. There are no trees on the spot. The land is un-irrigated.

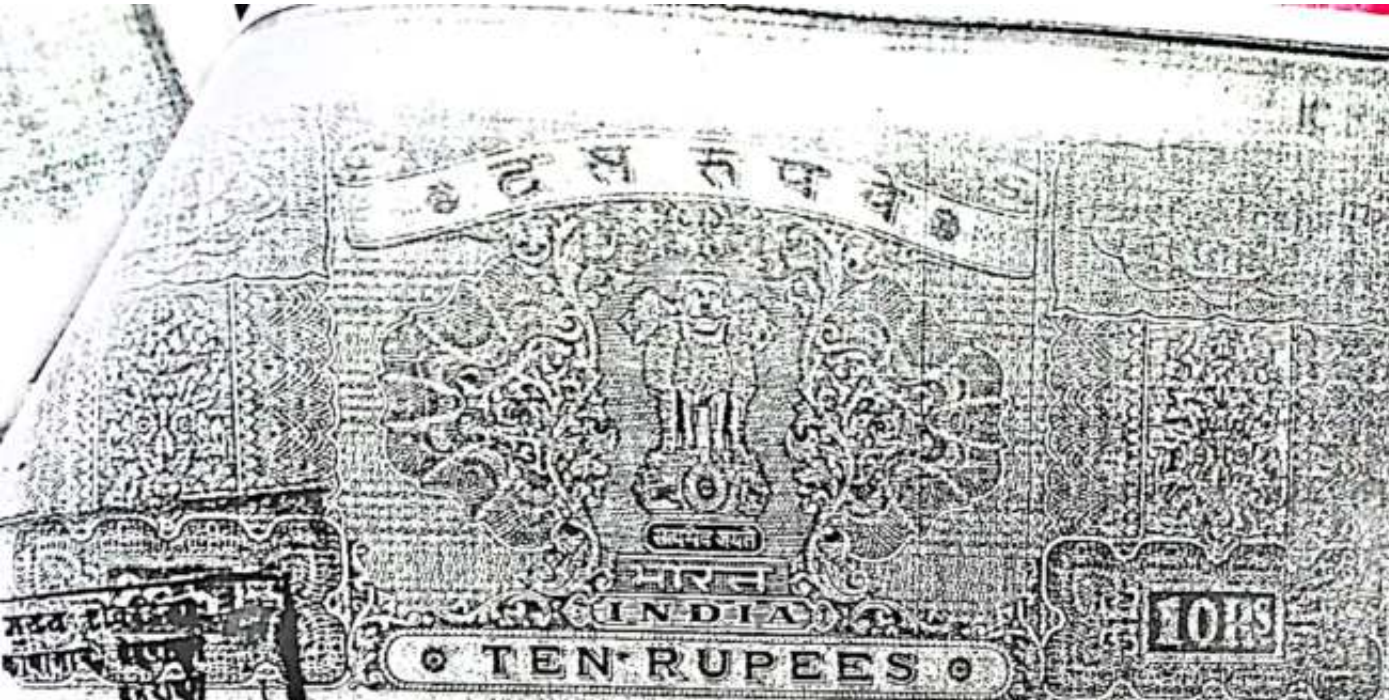
Schedule of the property hereby conveyed

All that land forming part of Khāstra no. 149M measuring 0.03 acre or 0.121 hectares or 120.40 sq. mts. situated in Mauza Shewla Khurd, Pargana Pachwadun, Distt Dehradun (Kendriya Doon, Dehradun) recorded at Khata no. 211 of Village Shewla Khurd, Pargana Central Doon, Distt Dehradun pertaining to 1402 Fasli to 1407 Fasli, more particularly detailed in the site plan attached bounded and butted, as under:

North: by land of Sri Ram Niwas

For S.L. OSERAI MINERALS PVT. LTD.

DIRECTOR

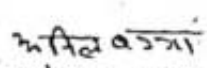


-13-

West: by road

IN WITNESS WHEREOF the Sellers have signed this Sale Deed on the day, month and year first hereinabove written in presence of the witnesses.

Witnesses:

1. 
s/o GOBIND SINGH
r/o SP PACHORI RAM
KARGI DEHRADUN
2. 
s/o RAJENDRA SINGH
r/o 73/15 गंगमाला रोड,
देहरादून

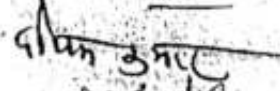
SELLERS







St. Tandon

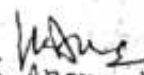




Drafted by me and typed in my chamber.
Photos also attested by me.

For S.L. OSERAI MINERALS PVT. LTD.

DIRECTOR


(VK Arora)
Advocate

SITE PLAN OF ALL THAT LAND
COMPRISED IN KH. NO. 149M. SITUATED
IN VILLAGE SEWLA KHURD PARGANA
CENTRAL DOON, D. DUN.

SOLD BY: 1- SH. ARVIND KUMAR

2- SH. SURENDRA KUMAR 3- SH. RAMESH

KUMAR 4- SH. PRAMOD KUMAR 5- SH.

ANIL KUMAR 6- SH. DEEPAK KUMAR

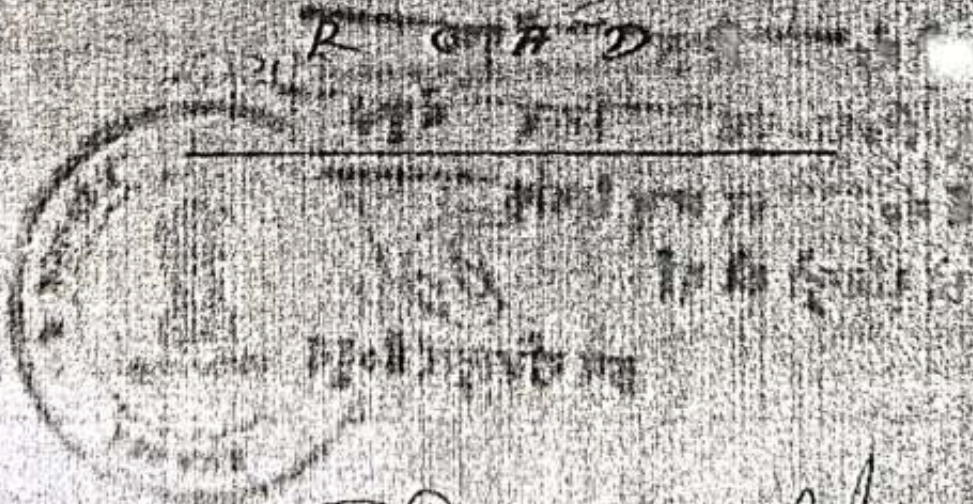
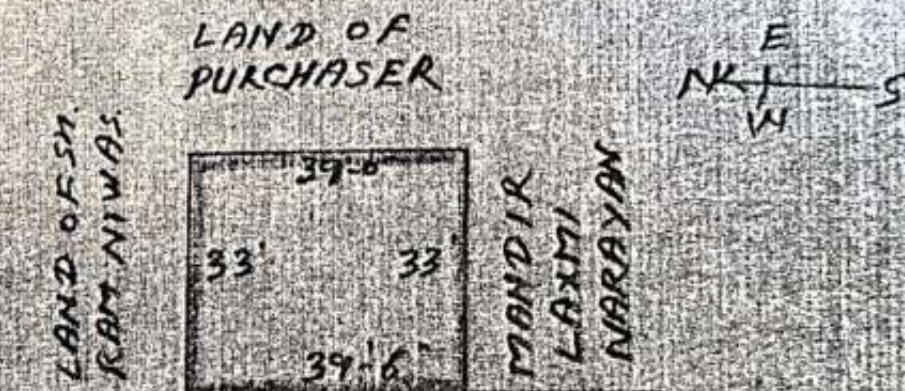
7- SH. VINOD KUMAR

SOLD TO: M/S. S.L. OBERAI MINERALS
PVT. LIMITED.

TOTAL SOLD AREA: 0.03 ACRE OR

0.01214 HCT. OR 120.40 SQ. MT.

SOLD AREA SHOWN BY RED LINES.



[Handwritten signatures and names]

SIG. OF SELLERS

[Handwritten signature] *[Handwritten signature]*

बही नं० जिल्द 5 में पृष्ठ 8
ए०डी०का० मुक जिल्द 554 में पृष्ठ 645/670
में नं० 2122 पर आज दिनांक 29/6/76
को रजिस्ट्री की गई


सब रजिस्ट्रार ने० मुक