



00BB 384462

CONVEYANCE DEED

This CONVEYANCE DEED made this 28th day of January, One thousand Nine Hundred Ninety Eight BETWEEN Shri Dharm Singh, S/o. Late Shri Ram Dayal R/o. Mohalla Nagalathok, Chhata Mathura (U.P.) hereinafter called 'The First Party' wherever this expression has been used.

Contd. 2.

*Handwritten signature of Shri Dharm Singh*

For GINNI FILAMENTS LTD.

*Handwritten signature of B. L. Chhaparia*  
(B. L. CHHAPARIA)

Dy. General Manager





00BB 384463

-: 2 :-

AND

M/s. Ginni Filaments Ltd., a Company incorporated under The Companies Act, 1956, having its Registered Office at 110 KM Stone Delhi Mathura Road, Chhata, District Mathura 281401 through its Dy.General Manager, Shri B.L.Chhaparia S/o. Late Shri Sagar Mal Chhaparia of Ginni Filaments Ltd., 110 KM Stone, Delhi-Mathura Road, Chhata hereinafter called 'The Second Party'.

धर्म सिंह

Contd.3.

For GINNI FILAMENTS LTD.

B. L. Chhaparia  
(B. L. CHHAPARIA)

Dy. General Manager



-: 3 :-

The expression of First Party and Second Party wherever they occur in the body of this deed, shall mean and include their heirs, successors, legal representatives, executors, administrators, survivors and assigns.

Contd. 4.

*Handwritten signature:*  
धर्मा सिंह

For CHINI FILAMENTS LTD.  
B. L. CHHAPARIA  
Dy. General Manager





00BB 384465

-: 4 :-

Whereas in pursuance of Agreement to Sell dtd. 12.12.97 the First Party who is the absolute legal owner of the agricultural land (three fasli) situated at village Chhata. Araj Khata No. 373, Khasra No. 30 total measuring 1.181 Hectre i.e. 2.92 Acres described in schedule hereto and marked in Red Colour in the plan annexed hereto and forming an integral part of this Conveyance Deed (hereinafter referred to as the "demised land") has agreed to sell to the "Second Party" for a total consideration of Rs. 15,13,000/- (Rupees Fifteen Lacs Thirteen Thousand only).

Contd.5.

*(Handwritten signature)*

For GINNI FILAMENTS LTD.

*(Handwritten signature)*  
(B L CHHAPARIA)  
Dy. General Manager



00BB 384466

-: 5 :-

(A) The First Party inherited the said land after the demise of their father Late Shri Ram Dayal and the First Party is in absolute possession of said land measuring 2.92 acres of land.

Contd. 6.

धर्मसिंह

For GINNI FILAMENTS LTD.

*(Signature)*

(S. L. CHHAPARIA)

Dy. General Manager





00BB 384467

-: 6 :-

(B) That the first party have agreed to sell to the Second Party vide agreement dtd. 12.12.1997 executed separately with the Second Party for their bonafide needs and requirement and the Second Party has agreed to purchase the abovementioned agricultural land with all rights and titles thereto on the following terms and conditions:-

*Handwritten signature: धर्म सिंह*

Contd. 7.

For GINNI FILAMENTS & TD.  
*By L. CHHAPARIA*  
(B L. CHHAPARIA)  
Dy. General Manager



00BB 384468

-: 7 :-

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance to the Agreement to Sell dtd. 12.12.1997 executed between First Party and Second Party and in consideration of the sum of Rs. 15,13,000/- (Rupees Fifteen Lacs Thirteen thousand only) paid by the Second Party to the First Party the First Party admit and acknowledges the receipt of total consideration amount forever discharges, acquits and release the said land in favour of the Second Party.

*[Handwritten signature]*  
धर्म सिंह

Contd. 8.

For GINNI FILAMENTS LTD.  
*[Handwritten signature]*  
(S. L. CHHAPARIA)  
Dy. General Manager





00BB 384469

-: 8 :-

The First Party at the request of the Second Party doth hereby grant, sell, transfer, convey, assign and assure and the First Party doth hereby confirms unto the Second Party all rights, title and interest of the said land measuring 2.92 acres. The said land more or less described in the schedule hereunder written.

Contd. 9.

*धर्मसिंह*

For GINNI FILAMENTS LTD.  
*Pranab Chandra*  
 (S. L. CHHAPARIA)  
 Dy. General Manager





00BB 384470

-: 9 :-

2. That the agricultural land (three fasli) situated at Village Chhata Araj Khata No. 373, Khasara No. 30, total measuring 2.92 acres which has been devolved in the name of second party on death of Shri Ram Dayal and the said land has been transferred in the name of Shri Dharm Singh. The Second Party has already paid a sum of Rs. 10,000/- (Ten Thousand) at the time of execution of Agreement to Sell dtd. 12.12.1997 to the First Party. The balance consideration of total sum of Rs. 15,03,000/- (Rupees Fifteen Lacs Three Thousand only) has been paid vide Demand Draft No. 755395 and 755396 dtd. 28.1.98 (for Rs. 9,03,000/- and Rs. 6,00,000/- respectively) in favour of Dharam Singh payable at State Bank of India Chhata at the time of the execution of this Conveyance Deed being total remaining consideration payable to the First Party in the said Sale.

The First Party doth hereby covenant with the Second Party as follows:

Contd. 10.

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For GINNI FILAMENTS & TB.

*(Signature)*

(C. L. CHHAPARIA)

Dy. General Manager



00BB 384471

-: 10 :-

The First Party doth hereby covenant with the Second Party as follows:

- a) That notwithstanding any act, deed, matter or things by the First Party done, committed or knowingly permitted or suffered to the contrary the First Party has good rightful power, lawful and absolute authority by these presents to grant, transfer, convey, sell, assign and assures unto the Second Party all rights, title and interest of the said land in the Second Party.

Contd. 11.

*[Handwritten signature]*

For GINNI FILAMENTS & T.S.

*[Handwritten signature]*  
(C. L. CHHAPARIA)

Dy. General Manager





-: 11 :-

- b) That the Second Party shall and will from time to time and at all time hereafter receive all rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the First Party or any person lawfully or equitably claiming through under or interest for the First Party.

Contd.12.

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For GINNI FILAMENTS LTD.  
By *[Signature]*  
D. L. CHHAPARIA  
Dy. General Manager



-: 12 :-

- c) That free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the First Party or its predecessors in title and well and sufficiently save defended kept harmless and indemnified of from and against all and all manner or former or other estates rights title, interests, liens, charges and encumbrances whatsoever created made done occasioned or suffered by the First Party or any person or persons rightfully claiming from under or in trust for the First Party.

Contd. 13.

*Handwritten signature:* एम. सिंह

For GINNI FILAMENTS LTD.

G. L. CHHAPARIA

Dy. General Manager





-: 13 :-

- d) That the First Party and all persons having lawfully or equitably claiming any right, title, interest, use profit and claim and demand whatsoever of into or upon or out of the said land under or in trust for its shall and will from time to time and all times hereinafter upon every reasonable request and cost of the Second Party make do execute and perfect or cause to be made done executed and perfected all such further and other assurances, acts, deed, matters and things whatsoever for further better and more perfectly assuring conveying and confirming all right, title and interest of the Second Party in the land unto and to the benefit of the Second Party forever in the manner aforesaid as by the Second Party shall or may be reasonably required.

Contd. 14.

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For GINNI FILAMENTIS & Co.  
S. L. CHHAPARIA  
Dist. General Manager



-: 14 :-

- e) The Second Party shall be entitled to be substituted as the transfer owner in place and stead of the said First Party in the relevant Govt. records.

Contd. 15.

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For DINKU FILAMENTS LTD.

*[Signature]*

CHHAPARIA

General Manager





-: 15 :-

- f) The First Party has obtained the necessary clearance from various authorities including Income Tax, Patwari, Tehsil, Revenue Record etc. and the necessary documents have been handed over to the Second Party.

Contd. 16.

*Handwritten signature:* धर्मसिंह

THE JNU FILAMENTS LTD  
*Handwritten signature:* L. CHHAPARIA  
 Dy. General Manager



-: 16 :-

- g) That Agreement to Sell dtd. 12.12.1997 executed between the First Party and the Second Party has become the part of the Conveyance Deed. All the other documents, letters, agreements, correspondences exchanged between the parties prior to this Conveyance Deed now stand cancelled

Contd. 17.

*[Handwritten signature]*

FOR GENIE FILAMENTS LTD.  
By *[Signature]*  
CHRAPASIA  
Dy. General Manager





-: 17 :-

the reference can be made to this documents in case they are contrary to the various terms and Conditions of this Conveyance Deed.

THE SCHEDULE HEREINABOVE REFERRED TO

All that piece and parcel of land lying and in measuring 2.92 Acres Arajai Khata No. 373, Khasara NO. 30 is butted and bonded as follows:

On or towards the North	:	Bahori Daryab Singh, Tejpal Singh Govind Singh, Mohan Singh and Hari S/o Gyasi Khasara No. 222 and Laxmi Devi W/o Purshottam, Khasara No. 29.
On or towards the South	:	✓ Khasara No. 35 and 36 of Ginni Filaments Limited.
On or towards the East	:	✓ Khasara No. 37 of Ginni Filaments Ltd.
On or towards the West	:	Gopal Lakshmi Narain S/o Shri Kishanlal Khasara No. 31 and Lala S/o Shivcharan Khasara No. 34.

IN WITNESS WHEREOF the First Party and the Second Party have set and subscribed their respective hands on these presents on the day month and year first above written.

WITNESSES:-

1. *[Signature]*  
1. *[Signature]* (Chaturvedi)

2. *[Signature]*  
2. *[Signature]* (Chaturvedi)

attested by - R.K. Gupta  
Deed writer *[Signature]*

SIGNED SEALED AND DELIVERED BY  
THE PARTY

*[Signature]*

SIGNED SEALED AND DELIVERED  
by the CONFIRMING PARTY  
FOR GINNI FILAMENTS LTD.

*[Signature]*  
(L. CHHAPARIA)  
Dy. General Manager







51 204 \*P  
Suburban 45

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संख्या ..... ३६ व ..... गृह क्र ६१-२१६  
एव एवं संख्या ..... १८१८१८१८ प्राप्त किया जाय प्रमाण नमूना  
[Signature]  
-एव निवास



KOR  
[Signature]  
[Signature]  
28/4/08