



CONVEYANCE DEED

This CONVEYANCE DEED made this 27th day of June, One thousand nine hundred ninety six BETWEEN Shri Vinod Bihari S/o. Late Shri Nathi Lal 12-B, Krishna Nagar Mathura (U.P.) hereinafter called 'The First Party' wherever this expression has been used.

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 President, Shri K.K. Syal S/o. Shri A.C. Syal of Ginni Filaments Ltd., 110 KM Stone, Delhi-Mathura Road, Chhata hereinafter called 'The Second Party'.

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.

Vinod Behari Gupta

Contd. 2.
For GINNI FILAMENTS LTD.

K.K. SYAL
President



00DD 296136

- 3 -

(8) That the co-sharers have agreed to sell their respective shares to the Second Party vide agreement dtd. 10.1.1996 executed separately by each of them with the Second Party. The First Party for their bonafide needs and requirement has agreed to sell and the Second Party has agreed to purchase the abovementioned agriculture land with all the rights and titles thereto on the following terms and conditions:-

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance to the Agreement to Sell dtd. 10.1.1996 executed between First Party and Second Party and in consideration of the sum of Rs. 10,40,750/- (Rupees Ten Lacs Forty thousand Seven hundred Fifty only) paid by the Second Party to the First Party on various date between 10.1.1996 to 27.6.1996. 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. 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 1.81 acres of his share. The said land, described in the schedule hereunder written.

Amind Behari Gupta SYAL
Pres. Com.



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- 3 -

(B) That the co-sharers have agreed to sell their respective shares to the Second Party vide agreement dtd. 10.1.1996 executed separately by each of them with the Second Party. The First Party for their bonafide needs and requirement has agreed to sell and the Second Party has agreed to purchase the abovementioned agriculture land with all the rights and titles thereto on the following terms and conditions:-

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Amid Behru Gupla SYAL
Pres. 011



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-: 5 :-

The Second Party has already paid a sum of Rs. 1,00,000/- at the time of execution of Agreement to Sell dtd. 10.1.1996 to the First Party. The balance consideration of Rs. 9,40,750/- (Rupees Nine Lacs Forty Thousand Seven Hundred Fifty only) will be paid at the time of the execution of this Conveyance Deed being total remaining consideration for the share of the First Party in the said Sale.

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 and 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.

Shiv Bihari Gupta
Contd. 6
FOR GINNI FILAMENTS LTD.
K. K. SYAL
Resident



00DD 296139

-: 5 :-

The Second Party has already paid a sum of Rs. 1,00,000/- at the time of execution of Agreement to Sell dtd. 10.1.1996 to the First Party. The balance consideration of Rs. 9,40,750/- (Rupees Nine Lacs Forty Thousand Seven Hundred Fifty only) will be paid at the time of the execution of this Conveyance Deed being total remaining consideration for the share of the First Party in the said Sale.

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 and 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.

Third Belhi Corp

Contd.6
FOR GINNI FILAMENTS LTD.
K. K. SYAL
Resident



-: 7 :-

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.8

GINNI FILAMENTS LTD.
K. K. SYAL
President

Prasad Behlur Gupta

President



-: 7 :-

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.8

of GINNY FILAMENTS LTD.
K. K. SYAL
President

Amud Behar Gupta

President



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g) 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.

h) That Agreement to Sell dtd. 10.1.1996 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 the reference can be made to this documents in case they are contrary to the various terms and conditions of this Conveyance Deed.

Witnesses :

1. Wishnu
21/12/22 21/12/22

2. 21/12/22

21/12/22
Signed Sealed and delivered by First party.

For GINNI FILAMENTS LTD.

K. K. SYAL
Signed Sealed and delivered by Second Party.

21/12/22
President