



KHASRA-32- 1.81 Acre- 1996

CONVEYANCE DEED

This CONVEYANCE DEED made this 27th day of June, One thousand nine Hundred Ninety Six BETWEEN Shri Vijay Prakash S/o. Late Shri Nathi Lal 21/178, Dhulia Ganj Agra (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.

For GINNI FILAMENTS LTD.

K.K. SYAL
President

Contd. 2.



00DD 296156

-: 2 :-

Whereas in pursuance of Agreement to Sale dtd. 10.1.96 the First Party who is the absolute legal owner of 1/7 share in the agriculture land (three fasli) situated at village Chhata. Araji Khata No. 287, Khasra No. 37 total measuring 12.67 Acres described in schedule hereto and marked in Red Colour in the plan annexed hereto and forming an integral part this agreement (hereinafter referred to as the "demised land") has agreed to sell his share to the "Second Party" for a total consideration of Rs. 10,40,750/- (Rupees Ten Lacs Forty Thousand Seven Hundred Fifty only).

(A) The First Party alongwith his six brothers namely S/Shri Jai Prakash, Madhav Chand, Jagdish Chand, Uddhav Chand, Vinod Bihari, Gyaneshwar Prasad and as such has inherited the said land after the demise of their father Late Shri Nathi Lal on 7.7.1987. The division of the said land has not taken place. The first party has 1.81 acres of land in his share in the total aforesaid land of 12.67 acres. The First Party is in absolute possession of his share of 1.81 acres of land.

FOR GINNI FILAMENTS LTD.

K. K. SYAL
President

Contd.3.



00DD 296157

-: 3 :-

(3) 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 releases 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 more or less described in the schedule hereunder written.

First Party
Second Party
K. J. SYAL
CENTS LTD.

Contd. 4.



00DD 296158

- 4 -

2. The First Party has taken the permission in writing from the other six co-sharers with regard to the sale of their share to the Second Party and the co-sharers are bound by the said writing. That the agriculture land (three fasli) situated at Village Chhata Araji Khata No. 287, Khasara No. 37, total measuring 12.67 acres which has been devolved jointly in the seven brothers on 7.7.1987 and the said land has been transferred in the name of seven brothers namely S/Shri Jagdish Chand, Vijay Prakash, Jai Prakash, Madhav Chand, Uddhav Chand, Vinod Bihari, Gyaneshwar Prasad. The mother of seven brothers Smt. Anjana Devi has no claim/share/right in the said agriculture land which she has confirmed/affirmed and declared in her affidavit dtd. 10.1.1996. In case, if Smt. Anjana Devi, mother of co-sharers inspite of the said affidavit demands any claim, all the 7 co-sharers are jointly and severally liable to pay or settle the claim as demanded by their mother Smt. Anjana Devi. The said claim will be confined to the First Party and the First Party is liable for that.

For GINNY FILMENTS LTD,

For Mr. Jagan

K. K. SYAL
President

Contd.5.



00DD 296159

-: 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.

For GINNI FILAMENTS LTD.

Contd.6

Signature

K. K. SYAL
resident



- 6 :-

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.

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.7.

For GINNI FILAMENTS LTD.

K. K. SYAL
President

निदेशक



-: 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.

For GINNI FILAMENTS LTD.
[Signature]
 K. K. SYAL
 resident

Contd. 8



- 8 -

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.

f) That the First Party has taken the permission in writing from the 6 co-sharers with regard to the sale of their shares to the Second Party. The other 6 co-sharers have also agreed to sell their shares of the land to the Second Party and have executed the Conveyance Deed.

For GINNI FILAMENTS LTD.
K. K. SYAL
 President

Contd. 9.



- : 9 : -

g) The First Party has obtained the necessary clearance from various authorities including Income tax, Palwari, 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. *38/1/96*
Chait (1996)

2. *[Signature]*

ASHOK GUPTA
GINNI FILAMENTS LTD
Chait (1996)

[Signature]

Signed Sealed and
delivered by First
party.

For GINNI FILAMENTS LTD.

[Signature]
K. S. VI

Signed sealed and
delivered by Second
Party.