



GOVT. OF HIMACHAL PRADESH
ESTABLISHMENT - GENERAL DEPT.

PURCHASE VALUE 025352

Sale Deed 22 Bighas Biswas

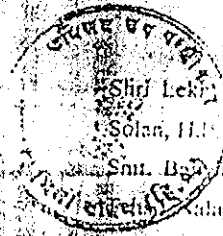
Rs. 1,94,22,500/-

KITAT

STAMPS

SALE - DEED

This Deed of Sale is made on this 20th day of April, 2009, at Nahan, Tehsil Nahan, Distt. Solan, H.P. between:-



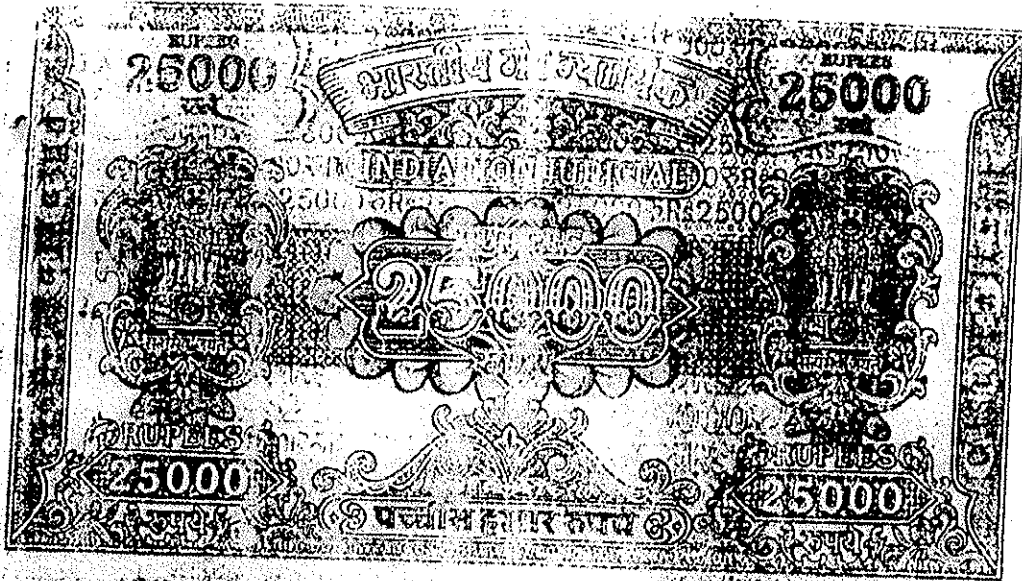
Smt. Balwinder Kaur aged about 47 Years D/O Smt. S. Singh, Smt. Lekh Singh Resident of Village Bhat, Prg. Phassi, Tehsil Nahan, Distt. Solan, H.P. herself and being the Power of Attorney of Smt. Anand Kaur, Smt. Balwinder Kaur, Smt. S. Singh for Smt. Singh Resident of Bhat, Prg. Phassi, Tehsil Nahan, Distt. Solan, H.P. and presently residing at 2508, Red Arrow Trail, Fitchburg, WI. 53711, USA GPA No. AH-703/09, Dated 30.03.2009, registered with the Assistant Consul Officer Consulate General of India, Chicago, U.S.A., and embossing with the Secretary, H.P. State, Shimla, on 16.04.2009, (hereinafter be referred to as the "SELLER" First Party), which term shall include his heirs, executors, assignees, legal representatives and administrators, in favour of

ANAND MOULDINGS LTD.

ANAND MOULDINGS LTD. Limited

AS
Manager

Balwinder Kaur
Director



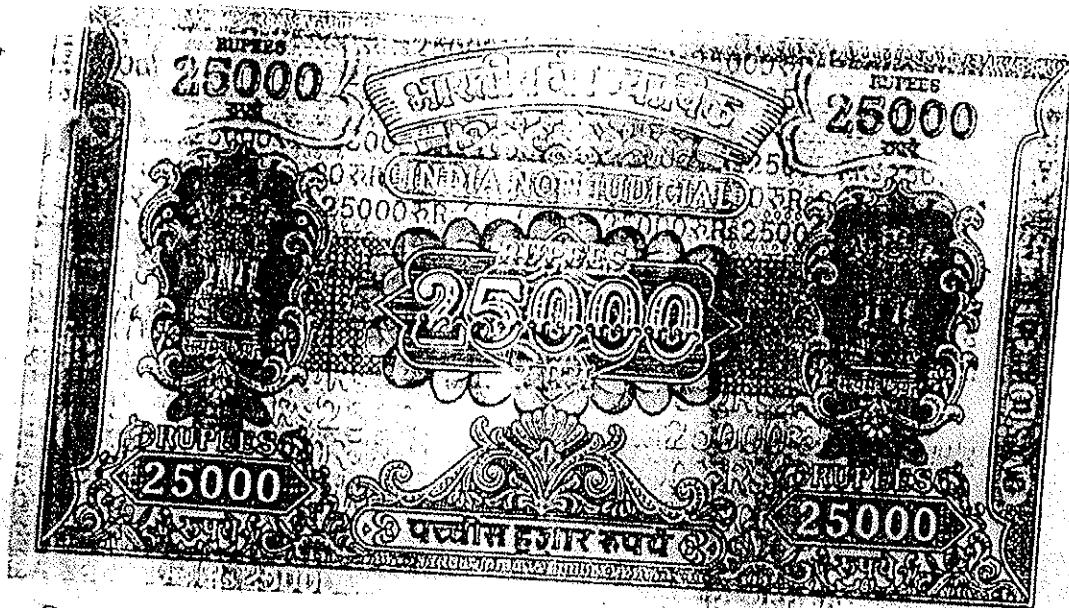
हिमाचल प्रदेश HIMACHAL PRADESH

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M/S KISAN MOULDING LIMITED, a Company registered under The Companies Act, 1956 and having its registered office at "TEX-CENTRE" K-Wing, 3rd Floor, 26-A, Gandivli Road, Off Sakin Vihar Road, Andheri East Mumbai- 400072, represented herein by its Project Manager Mr. Amit V. Aggarwal vide resolution passed by the board of Directors in the meeting dated 24.01.2008 at registered office of the company (hereinafter be referred to as the "PURCHASER"/ Second Party) which term shall include its executors, assigns, legal representatives and administrators etc.

WHEREAS the Seller is owner in possession of land measuring 116 Bighas 61 Biswas comprised in K/K No. 106/111, bearing Khata No. 127 and measuring 31 Bighas 19 Biswas and No. Khata 128 and measuring 84 Bighas 02 Biswas Khat (2), pertaining to and situated in village B. Plassi, H.B.No. 101, Prg. Plassi, Tehsil Nalagarh, Dist. Sahiwal, H.P. The Seller No. 1 Smt. Balwinder Kaur herself is owner in possession of land to the extent of 2837/3698 out of the total land and seller No. 2 is the owner of land to the extent of 861/3698 out of total land, as entered in the copy of jamaabandi for the year of 2000/2001, which is free from all sorts of encumbrances (hereinafter be referred to as the "THE SAID LAND"). And the GPA is still valid and has not been revoked till date and the executant to that GPA is still alive.

[Signature] Balwinder Kaur.



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AND WHEREAS the Seller has agreed to sell the said land measuring 22 Bighas 17 Biswas i.e. land through Aks Tutima Khasra No.127/2 land measuring 20 Bighas 10 Biswas and Khasra No. 128/1 land measuring 02 Bighas 08 Biswas and the Seller has represented and assured the Purchaser that the aforesaid land is free from all sorts of encumbrances, charges, claims, or disputes etc. and is in self possession of the Seller and the Seller has legal right to sell or alienate the same in favour of the Purchaser. No Prior agreement creating any encumbrances regarding the said land has been effected or executed by the Seller with any other person, company or institution etc. except the Purchaser, nor the aforesaid land is subject to any liens, lis-pendence, hindrance, attachment, acquisition, requisition and trust, whatsoever or any notice or notification for the same, nor this land is subject to any income tax proceedings etc. and on the aforesaid assurances and representations of the Seller, the Purchaser has agreed to purchase the said land as under :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That the Seller has sold the aforesaid land measuring 22 Bighas 17 Biswas to the Purchaser for the total sale consideration amount of Rs.1,94,22,500/- (Rs. One Crore Ninety Four Laes Twenty Two Thousand Five Hundred only) the details of payments is as under

[Signature]

Balwinder Kaur

[Signature]
माल. नं. 109/101/1 (2020)



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Sr.No.	Ch./D.D. No.	Dated	Amount	Bank
1.	911401	05.08.08	38,81,500/-	P.N.B.
2.	215316	19.03.09	60,00,000/-	HDFC Bank
3.	215323	15.04.09	63,38,000/-	HDFC Bank
Total payment			1,94,22,500/-	

and as such the Seller has received the full and final sale consideration amount of the said land from the Purchaser and nothing is balance and payable.

2. That the aforesaid Seller hereby acknowledges the receipt of the aforesaid entire sale consideration amount of the aforesaid land and do hereby grant and convey, sell, transfer, assign to the Purchaser all rights, title and interests in the aforesaid land whatsoever, of the Seller, into or upon the aforesaid land, do hereby convey unto the Purchaser, to the use of the Purchaser, its heirs, executors, administrators and assignees, absolutely and forever, free from all sorts of other easementary rights, whatsoever, and the Seller is hereby conveyed to holds and enjoy the same into the use of the Purchaser and its executors, administrators etc. without any interruption or hindrance by the Seller or any person claiming through or under the Seller including the legal heirs of the Seller.

[Signature]

[Signature] Kaur

[Signature]

[Signature]



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3. That the purchaser being non-agriculturist in the State of Himachal Pradesh has obtained the permission from the Government of Himachal Pradesh to purchase the said land vide Letter No. Rev.-B-F(10)-67/2009, dated 13.03.2009, (Copy of letter attached).

4. That the actual and physical possession of the said land at spot has been delivered to the Purchaser by the Seller today and the Seller or his heirs, executors and representatives will not interfere into the same in future. That all the expenses for the execution and registration of sale deed of the aforesaid land has been borne by Purchaser only.

5. That the Seller has further agreed with the Purchaser to save, indemnify and keep the Purchaser indemnified from and against all sorts of encumbrances, charges, losses, damages costs or expenses, which the Purchaser sustains or incur by reason of any defects, or if the land slips from the hands and ownership of the Purchaser by reason of any claim made by any body, whatsoever, to the said land in respect of the title of the Seller, or in case the Purchaser is deprived of the complete use of the said land or any part thereof. After purchasing of the aforesaid land, the Purchaser will have the same rights regarding the said land, which the Seller is having. Now the Purchaser is free to use the said land in any manner.

[Signature]

[Signature]

उप-निर्देश
नालाबंद गिरा मोल (18000)



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6. That the purchaser has purchased the above said land for the industrial purposes only and the purchaser will use the same for Industrial Purposes only and after the purchase of said land the purchaser will not become Agriculturist in Himachal Pradesh.

7. That the contents of the indenture have been read over and translated into HINDI and explained to the Seller and Purchaser and the Seller and Purchaser having understood the contents thereof subscribe to these presents.

IN WITNESSES WHEREOF the Seller and Purchaser have set their respective hands to these presents on the day, month, and year first above written in the presence of each of attesting witnesses mentioned below and each of the attesting witnesses have put their signatures in the presence of the Seller and Purchaser.

Note :- This is to certify that all the documents attached with the present sale Deed i.e. Jamabandi, Average value, are true and correct according to the knowledge of the Seller and Permission copy is true and correct according to knowledge of the Purchaser.

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हिमाचल प्रदेश HIMACHAL PRADESH

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SIGNED AND DELIVERED BY the above named in the presence of witnesses.

IDENTIFIED BY

Sita Ram Nambardar S/o Mast Ram
S/o Bhajju R/o Bara Basot, Tehsil
Nalagarh, Distt. Solan (H.P.)

EXECUTANTS

Balwinder Kaur herself
and being the GPA of Shri
Amandeep.
...Seller.

Witnesses :-

1. Biresh Singhal S/O Shri Y. K. Singhal
S/O Sh. D.K.S. Singhal R/O H.No. 1871
Phase 10 Mohali (PB)

2. Ramesh Kumar Son of Shri
Ram Rattan S/O Shri Jai Kishan.
R/O Abhipur, Tehsil Nalagarh.
Distt. Solan, H.P.

M/S KISAN MOULDINGS LIMITED,
Through its Project Manager Shri
Amit V. Aggarwal.
.....Purchaser.

Drafted by :-

(O.P. Banth) Advocate,
Nalagarh, Distt. Solan, H.P.

उप निजीकार

नालागढ़, जिला सोलन

हिमाचल प्रदेश

