

## SALE DEED

Consideration 95,000/-

Market value on which stamp duty paid. 95,000/-

No. of stamp sheets. 10

Stamp duty 9,500/- Avas vikas duty Inclusive Total Stamp paid. Rs. 9,500/-

Where as I/We Doon Udyog Pvt. Ltd., 59, Gandhi Road, Dehradun  
Through Shri Dinesh Jain, its Managing Director

am/are the sole/joint proprietors of the Property detailed in the end and also in  
the possession of the same to herely sell to.....

(1) Shri Ashok Mehta, son of late Shri K.R. Mehta,  
R/o 170, Doon Vihar, Rajpur Road, Dehradun.

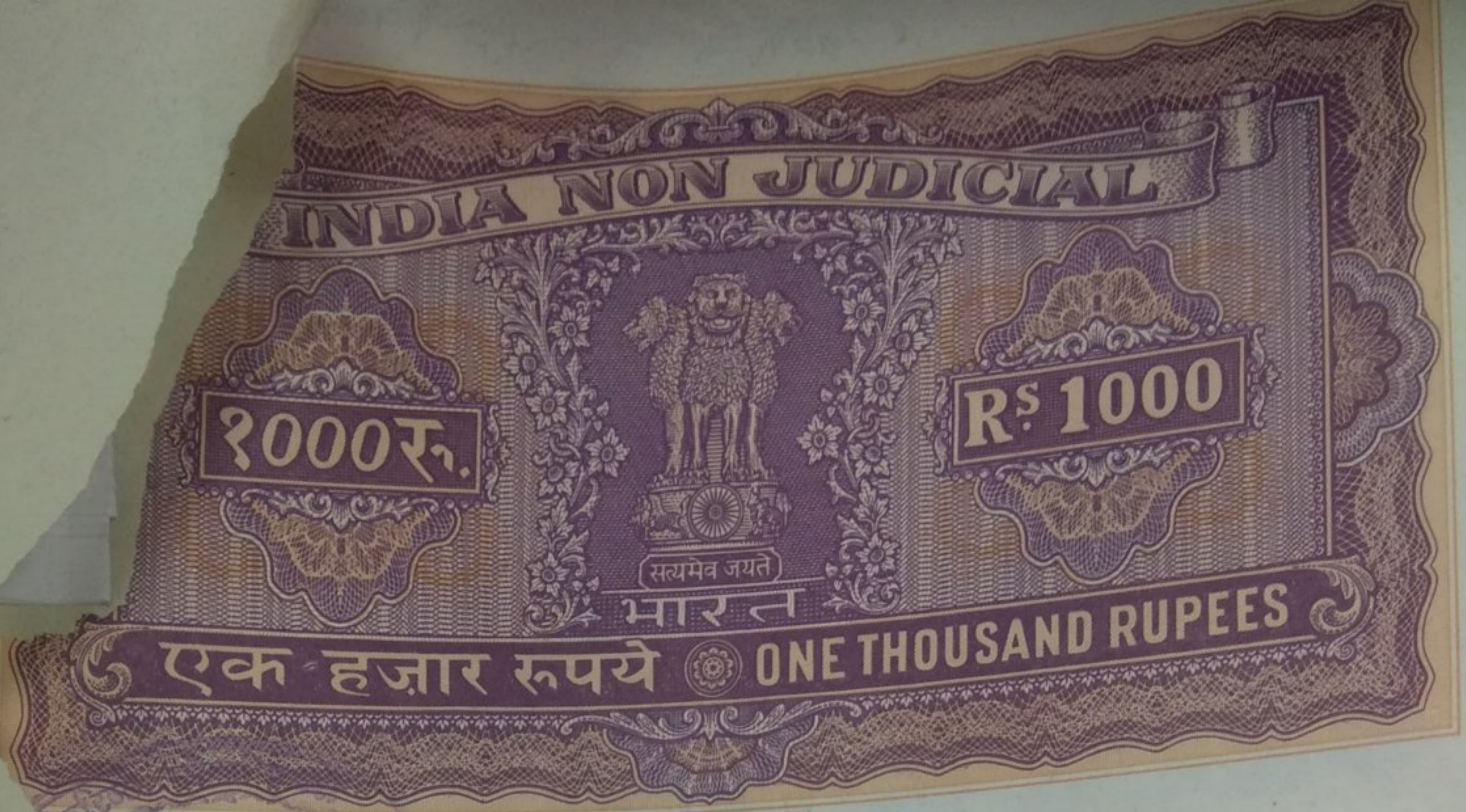
(2) Shri Vikas Dewan, son of Shri Pooran Chand Dewan,  
R/o 6, Municipal Road, Dalanwala, Dehradun.

for consideration of Rs. 95,000/-  
.....received as follow As per sale-deed....

the property is free from all encumbrances

Details of the property Details of the property have been shown at  
the foot of the sale-deed.





23 JUN 1997

SALE-DEED

THIS DEED OF SALE is made this the 26th day of June, 1997 BETWEEN Doon Udyog Pvt. Ltd., 59, Gandhi Road, Dehradun Through Shri Dinesh Jain, its Managing Director (hereinafter called the 'Seller') of the one Part, A N D (1) Shri Ashok Mehta, son of late Shri K.R.Mehta, R/o. 170, Doon Vihar, Rajpur Road, Dehradun, and (2) Shri Vikas Dewan, son of Shri Pooran Chand Dewan, R/o 6, Municipal Road, Dalanwala, Dehradun (hereinafter jointly called the 'Purchasers') of the Other Part. The terms 'Seller' and the 'Purchasers', unless repugnant to the context here-under, shall include their respective heirs, legal representatives, administrators-in-interest and assigns.



19. Gurdev  
DEHRA DUN.

*[Handwritten signature]*



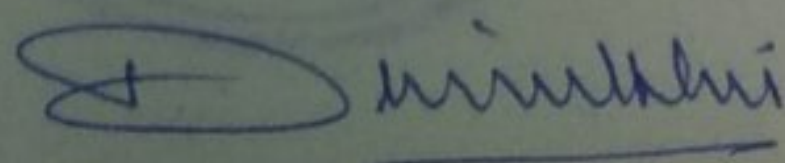


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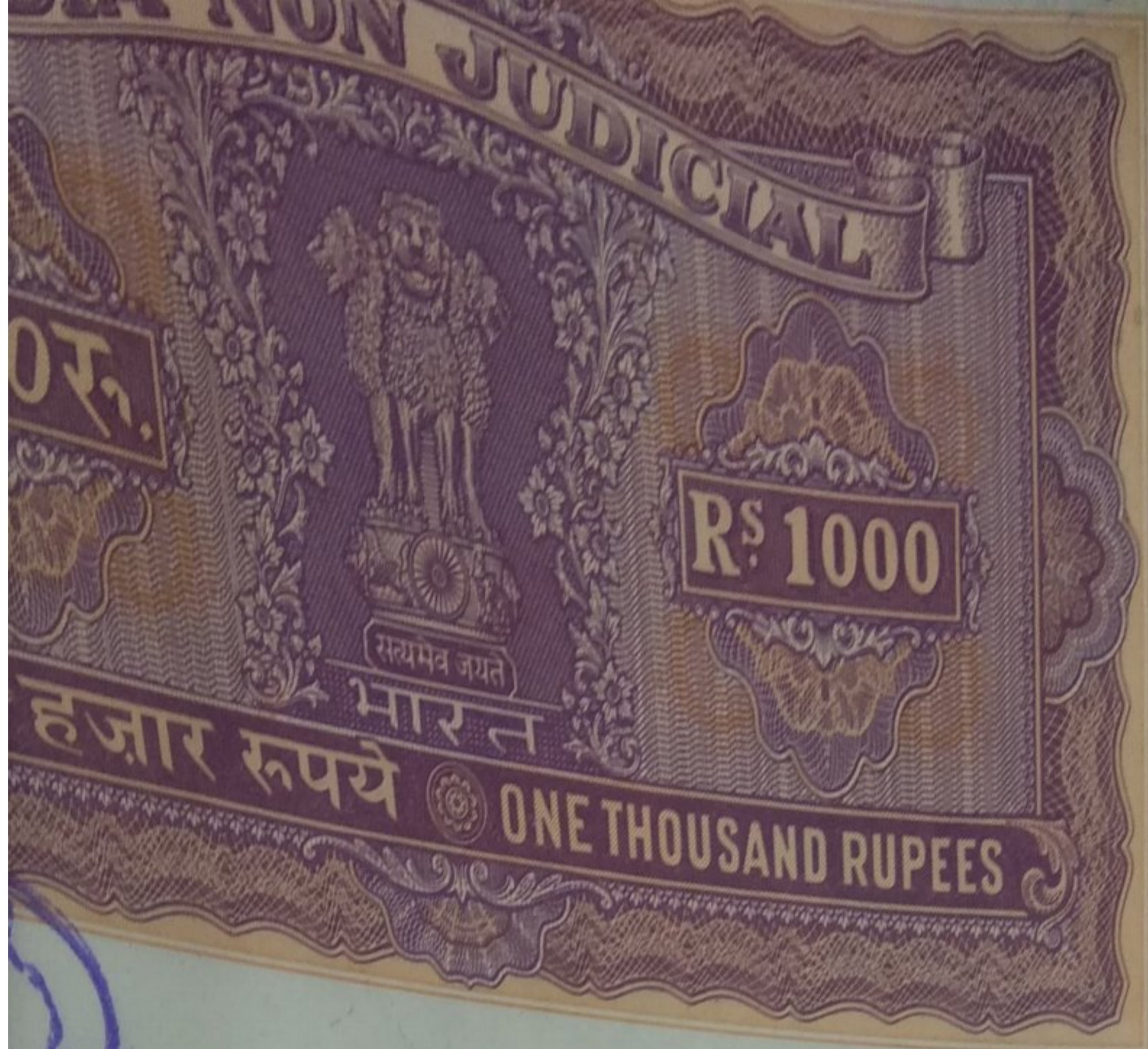
WHEREAS, the Seller is absolute owner in possession of a Godown, morefully described in the Schedule at the foot of this deed, having purchased the same vide sale-deed dated 30.3.72 and 20.4.72 duly registered in the office of the Sub-Registrar, Dehradun (hereinafter referred to as the 'said Godown').

AND WHEREAS, in different meetings held by the Board of Directors of the Sellers vide Resolution No. 11 on 2.9.89 and subsequently confirmed on 6.12.89, 27.12.90, 30.8.91 and 18.8.93, Shri Dinesh Jain, its Managing Director is authorised to sign the sale-deed in favour of the Seller, concerning the said godown receive consideration amount, present the same for registration and do all necessary acts connected thereto on behalf of the Seller.



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AND WHEREAS, the said godown is very old and No Objection Certificate vide No. 315 dated 9.10.91 to this effect has been obtained from the Secretary, M.D.D.A., Dehradun.

AND WHEREAS, the Seller has agreed to sell only ground floor portion of the said godown for a consideration of Rs 95,000/- (Rupees Ninety five Thousand only), free from any charge, lien, encumbrance, claim, demand and free from any litigation or acquisition and the purchasers have agreed to purchase the same on such assurance and for such consideration.

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NOW THIS DEED WITNESSETH :

1) That in pursuance of the said agreement and in consideration of the covenants hereunder and in consideration of the sum of Rs 95,000/- (Rupees Ninety Five Thousand only), paid by the Purchasers to the Seller, as under:-

Rs 25,000/-  
(Rupees Twenty-five thousand only).

Paid already vide Cheque No. 165124 dt. 2.6.97 of Oriental Bank of Commerce, Karanpur Branch, Dehradun.

Rs 70,000/-  
(Rupees Seventy thousand only).

Vide Cheque No. 795010 dt. 26.6.97 of Oriental Bank of Commerce, Karanpur Branch, Dehradun.

Rs 95,000/-

(Rupees Ninety-five Thousand only),

*[Signature]*

....5..



1000Rs.

INDIA NON JUDICIAL

१०००रु.

Rs 1000

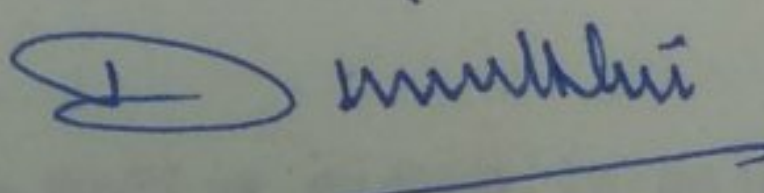
सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

..5..

the receipt whereof the Seller hereby acknowledges,  
the Seller does hereby convey, transfer and assign  
absolutely unto the use of the said purchasers all  
that 'said godown', more fully described in the  
schedule hereunder, with all the rights, privileges,  
easements, advantages, appurtenant thereto and all  
the rights, title, interest, claim and demand  
whatsoever, possessed by the said seller unto and  
upon the said premises, hereby sold, TO HAVE AND  
TO HOLD the same, unto the purchaser absolutely and  
for ever.



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The Seller hereby covenants :-

- 1) That only ground floor portion of the said godown is being sold, and the Purchasers shall have no concern with first floor portion of the same.
- 2) That it is made clear that toward East and West only  $\frac{1}{2}$  (half) thickness of the walls is included in the present sale-deed, while towards North and South, it shall be in the exclusive ownership of the Purchasers.
- 3) That the entire godown is being sold. There is no open area. Property being sold is covered area. The property sold is comprised of 20.84 Sq. Mtrs., which is covered area.

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INDIA NON JUDICIAL

₹ 1000 रु.

R\$ 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

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4) That the said godown, hereby transferred, is free from any charge, lien, encumbrance, claim, demand or attachment of any sort, and the Seller is competent to transfer the same.

5) That the property, hereby transferred, is free from litigation and acquisition.

6) That physical vacant possession of the property, hereby sold, has been delivered by the Seller, to the Purchasers today. The purchasers shall, hereafter, be fully entitled to enjoy the said godown in any manner, whatsoever, from or by the said seller or any person claiming through or in trust for them.

[Signature]

...8....

JUN 1991





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7) That the Seller and all persons claiming any interest in the property, hereby sold, through them will at all times hereafter at the request, but at the cost of the said purchasers, execute or cause to be executed all such acts, deeds and things, as may be reasonably required for further and better assuring the right, title or interest hereby transferred.

8) That it is the liability of the seller to pay all the taxes/ cesses etc. due in respect of the said godown, hereby sold, upto the date of sale, whereafter it shall be the responsibility of the purchasers to pay the same.

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1000RS.



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9) That in case on account of defect in the title of the seller or due to any encumbrances, the purchasers are deprived of any right, title or interest in the said godown, the seller shall fully compensate the purchasers.

10) That the said godown being sold is free hold, having covered area of 20.84 Sq. Meters. There is no open area. The same is situated more than 200 Sq. Meters away from the main road. The property is 1980 construction. The market value of the land comes to Rs 25,008/-, while the value of the covered area comes to Rs 53,680/-.

Thus total market value comes to Rs 78,688/-, while the said godown is being sold for Rs 95,000/- on which stamp duty is paid.

*B. V. V. V.*

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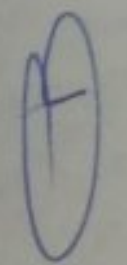


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- 11) That Ceiling Permission for the sale of the godown is already accorded, by the Competent Authority, Urban Land Ceiling, Dehradun.

SCHEDULE OF PROPERTY.

All that property known as godown no. 29/58, having an area of 20.84 Sq. Meters at the ground floor including  $\frac{1}{2}$  (half) thickness of the walls around towards East and West (excluding roof) forming part of property known as Aneant Palace, situated at

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29, Rajpur Road, Dehradun, marked by letters A.B.C.D.  
and ~~delimited~~ <sup>Colonised</sup> red in the plan annexed herewith,  
bounded and butted, as under :-

North : Road.

South : Sharma Properties.

East : <sup>Godwin of</sup> Doon Udyog Private Limited.

West : Shop of Wallas.

IN WITNESS WHEREOF, the seller has put down  
its signatures on the day, month and year first  
above mentioned in presence of the witnesses at

Dehradun.

WITNESSES:

*[Signature]*  
(S.M. Sarda)  
S.M. Sarda  
1) S.M. Sarda  
S.M. Sarda  
Dehradun


2) (S.L. GROVER)  
Advocate  
Dehradun

SELLER: *[Signature]*

Drafted by me and  
typed in my Chamber  
under my directions.

(S.L. GROVER)  
ADVOCATE.



SITE PLAN OF GODOWN No. 29/5  
 PALACE DEHRA DUN MARKED  
 SHOWN IN RED   
 COMMON WALLS SHOWN IN YELL  
 SOLD BY:- M/S DOON UDYOG  
 SOLD TO:- SHRI VIKASH DEWAN & S

SCALE 1" = 8'

SOLD AREA 20.84 SQM

GODOWN OF  
 DOON UDYOG  
 PVT. LTD.

15'-10" COMMON WALL

SHARMA  
 PROPERTIES

14'-4"

GODOWN

12'-4"

13'-1"

18'-4"

19'-10" COMMON WALL

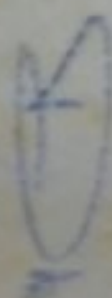
PROPERTY OF WALIAS

12'-0"  
 SHUTTER

12'-9"

DRAWN

SIG. OF



North Arrow  
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 S  
 W

BAHUKHANI  
 ARCHITECTS, ENGRS  
 1, Sewak Ashram Rd  
 M.D.D.A. Nagar

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 OR  
 To,

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