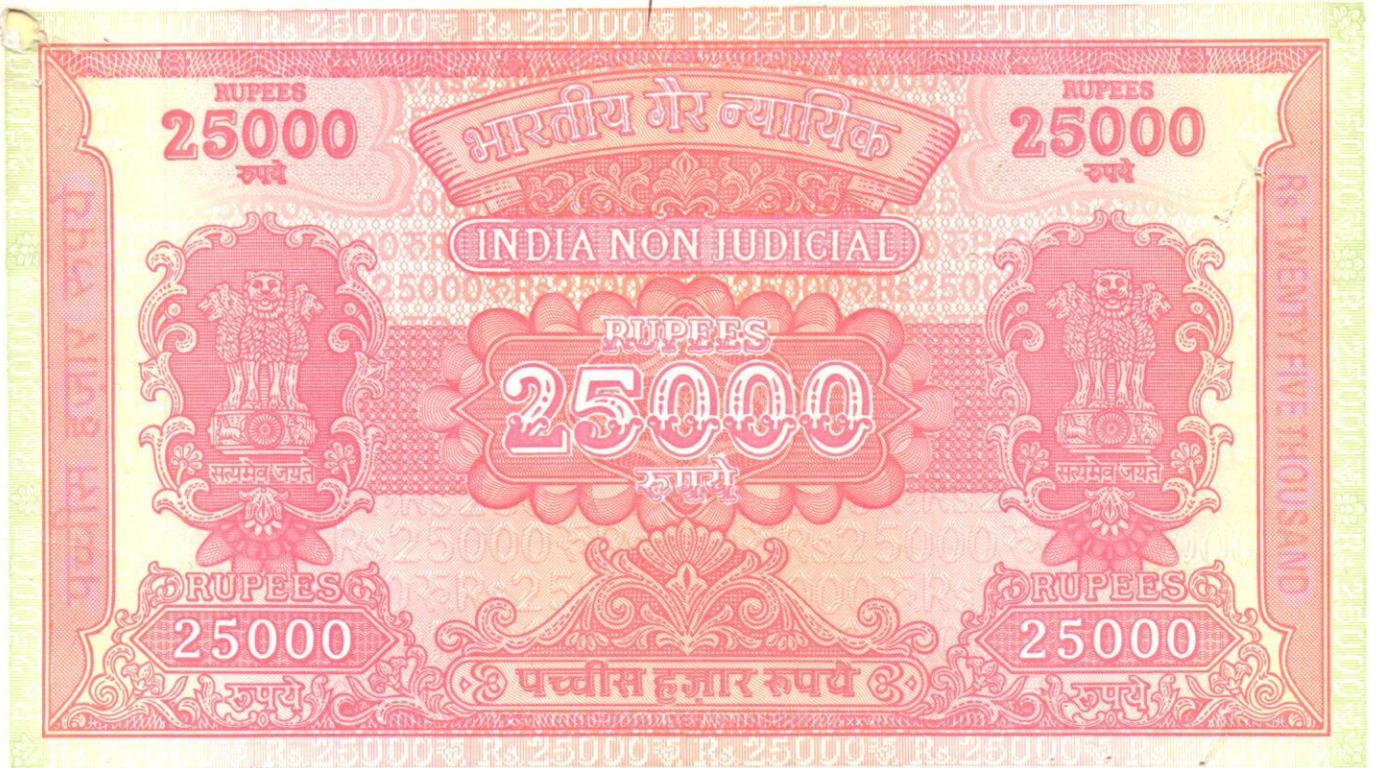


5/86



हरियाणा HARYANA

673276

SALE DEED

Sale consideration; Rs.133.00 lacs

Description of property: Land measuring 31 Kanal 18 Marla
SITUATED AT VILLAGE PATTIKALYANA,
TEHSIL SAMALKHA, DISTT. PANIPT,
HARYANA

Stamp Paper: 25000/26+15000/1 worth Rs.6,65,000/- Sr. No. 707
dated 02-02-2010, Treasury Samalkha.

- | | | |
|----|-------------------------|--|
| 1- | Type of Deed | : Sale Deed |
| 2- | Name of Colony/Locality | : Vill. Pattikalyana
Tehsil Samalkha
Distt. Panipat. |
| 3- | Total Plot Area | : 31 Kanals and 18 Marlas |
| 4- | Type of Property | : Industrial (Residential or
Commercial) |

Director/Anth. Signatory

For LMI Distributors Pvt. Ltd.

For LMI International Limited

For LMI International Limited

Director/Anth. Signatory

No 707

date 2-2-10

L M J International Ltd Patiala

The Dalip Jain s/d 13300000-L.M.J Distributor (P)

प्रलेख नः 5186

दिनांक 22/02/2010

डीड का नाम SALE OUTSIDE MC AREA		डीड प्रबंधी विवरण	
तहसील/सब-तहसील समालखा	गांव/शहर पटिकल्याणा	स्थित शेष रकबा	665000
भवन का विवरण			
भूमि का विवरण			
चाही	3 Acre 7 Kanal 18 Marla		
धन संबंधी विवरण			
राशि 13,300,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 665,000.00 रुपये		
स्टाम्प की राशि 665,000.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 10.00 रुपये	
रूपये			

Drafted By: रोशन लाल

यह प्रलेख आज दिनांक 22/02/2010 दिन सोमवार समय 2-3 बजे श्री/श्रीमती/कुमारी पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी कलकत्ता द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री

उप/संयुक्त पंजीयन अधिकारी
समालखा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी एल.एम.जे.0ईन्ट0ल0 क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी समानम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी पटिकल्याणा व श्री/श्रीमती/कुमारी अशोक नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी समालखा ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 22/02/2010

उप/संयुक्त पंजीयन अधिकारी
समालखा



हरियाणा HARYANA

673251

THIS SALE DEED made on this 5th day of February 2010 (two thousand ten) between M/s LMJ Distributors Pvt Ltd and having its Registered Office at Suite No. 15A (C) Block, 30 J.L. Nehru Road, Kolkata-700016 (hereinafter called the transferor) which expression shall include its successors, legal representatives and assigns etc. through Sh. Dilip Kumar Jain who has been authorized vide Board of Resolution dated 28th Jan. 2010 and M/s LMJ International Pvt Ltd. having its registered office at 9, Hanuman Road, Connaught place, New Delhi (hereinafter called the transferee) which expression shall include his heirs, legal representatives, successors etc. through its Sh. Bijay Kumar Jain Son of Late Sh. Sampat Lal Jain, aged about 46 years, resident of 5, Under Hill Lane, Rajpur Road, Delhi authorized vide Board of Resolution dated 29th Jan. 2010

WHEREAS the transferor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land and premises situate at Viil. Pattikayana Tehsil Samalkha Distt. Panipat and more particularly described In the Schedule hereunder written.

AND WHEREAS the Transferor has agreed to sell the said property to the Purchaser at the price of Rs 133 Lacs and has received from the Purchaser entire sale consideration details of which are as follows:-

<u>Cheque.NO</u>	<u>AMOUNT(RS)</u>	<u>DRAWN ON</u>	<u>Dated</u>
238376	10,00,000/-	Indusind Bank	01-12-09
856250	1,23,00,000/-	Indusind Bank	05-02-10

For LMJ International Pvt. Ltd.

For LMJ Distributors Pvt. Ltd.

Bijay Kumar Jain

Director/Auth. Signatory

Director/Auth. Signatory



हरियाणा HARYANA

673252

-3-

Whereas M/s Eurofab Research Pvt Ltd. having its registered office at 517, Kirti Shihar 11-District Centre, Janakpuri, New Delhi (hereinafter called the loanee company) approached the United Bank of India (hereinafter called the bank) for the grant of loan against mortgage of its land measuring 31 Kanal 18 Marla, Khewat No.525, Khatoni No.570, Rectangle No. 85/ 6/8-0 7/6-6 and Khewat No.134, Khatoni No.138, Rectangle No.85/ 14/5-3 15/8-0 16/1-2-18 17/1-11 Mutation No. 12414 and 12415 situated at Village Patti Kalyana, Tehsil Samalkha, Distt. Panipat, Haryana and building constructed or to be constructed thereon alongwith plant & machinery situated at Village Patti Kalyana, Tehsil Samalkha, Distt. Panipat.

And whereas the Bank advanced loans from time to time to the loanee company against the mortgage of the aforesaid land and building alongwith Plant & Machinery and other assets as a security.

And whereas authorized representative of the loanee company mortgaged the land measuring 31 Kanal 18 Marla, Khewat No.525 Khatoni No.570, Rectangle No. 85/ 6/8-0 7/6-6 and Khewat No.134, Khatoni No.138, Rectangle No.85/ 14/5-3 15/8-0 16/1-2-18 17/1-11 Mutation No. 11122 and X situated at Village Patti Kalyana, Tehsil Samalkha, Distt. Panipat, Haryana with building constructed thereon lodge or with applicant rights tenements and hereditaments such as electric installations, fixtures and fittings etc. by way of equitable mortgage i.e. by depositing original title deeds with the Bank.

For LMJ International Limited

For LMJ Distributors Pvt. Ltd.

Bijay Kumar Jain

Director/Aoth. Signatory

(Signature)

(Signature)

Director/Auth. Signatory



हरियाणा HARYANA

673253

-4-

And whereas the loan advanced by the Bank was required to be repaid in installments as fully detailed in the Loan Agreement and other legal documents executed with the loanee company. The loanee company having failed to repay the loan as contemplated by the terms of the said legal documents, a right, accrued to the Bank to recover its dues alongwith interest from the properties duly mortgaged and hypothecated with the Bank as security.

And whereas the Bank, in exercise of its power under Section 13(2) of the securitization and reconstruction of financial Assets and Enforcement of Security Interest (SARFAES) Act, 2002 read with Rule 8 to 9 framed thereunder took over the possession of the properties of the loanee company, mortgaged as security for the repayment of the loan advanced by it and auctioned the same to the Transferor namely M/s LMJ Distributors Pvt Ltd

And whereas the transferee has paid full sale consideration and has approached the transferor to execute the sale deed.

And whereas the transferor has a right to transfer the said property free from all encumbrances as if the transfer has been made by its original owners, vide Sale deed No 643 dated 9-6-09
SR, Samalkha

For LMJ Distributors Pvt. Ltd.

For LMJ International Limi

Director/ Auth. Sign



हरियाणा HARYANA

673254

-5-

NOW THIS SALE DEED WITNESS AS UNDER:

- a) That the transferor hereby transfers the land measuring 31 kanal 18 Marla situated at Village Patti Kalyan, Tehsil Samalkha, Distt. Panipat, Haryana, in the favour of the transferee for a consideration of Rs.133.00 lacs (Rs. One crore Thirty three lacs only). The payment of which is hereby acknowledged.
- b) That the transferor had delivered the actual and physical possession of the said property to the transferee.
- c) That all expenses of Stamp and registration etc. had been incurred by the transferee.
- d) That the transferor has delivered all title deeds of the land and property to the transferee, whatsoever which were deposited by the representative of the loanee company with the bank and were in the possession of the transferee.
- e) That the transferee may got the mutation of the said property Sanctioned on the basis of this deed to which the transferor shall have no objection and further assee to co-operate in this respect as required under law.
- f) That now the transferor, its successors, legal representatives as assigns is left with no right, title or interest in the said property.



हरियाणा HARYANA

673255

-6-

- g) In the event the title of the transferor, being declared defective by any Court of law, then the transferor shall stand responsible for the return of the said consideration, provided the property handed over to the transferee is returned to the transferor along with the documents passed on to the transferee.

So this deed is executed and signed in official capacity on this 5th day of February 2010 at Samalkha in presence of witnesses named hereunder and in token of acceptance of the contents of this deed.

21/2/10 को लाल कृष्ण गौड़ व मोहन लाल शर्मा द्वारा 118 रु. के लिए

समाजवादी 2
प्रतीक ली प्राणा

1. Witnesses:

A. Shree 12 main Landbanden
Smalbanden

Amrinder Singh

महल

2. Witnesses:

Winkes Batti Adu.
439- High Court
Delhi

For LMI Distributors Pvt. Ltd.

Transferor

Director/Auth. Signatory

For LMI International Limited

Transferee

Bijay Kumar Jain
Director/Auth. Signatory



हरियाणा HARYANA

673256

[A large, stylized signature or mark is drawn across the page, starting from the bottom left and extending towards the top right.]

Bijay Kumar Jais

[Handwritten signature]



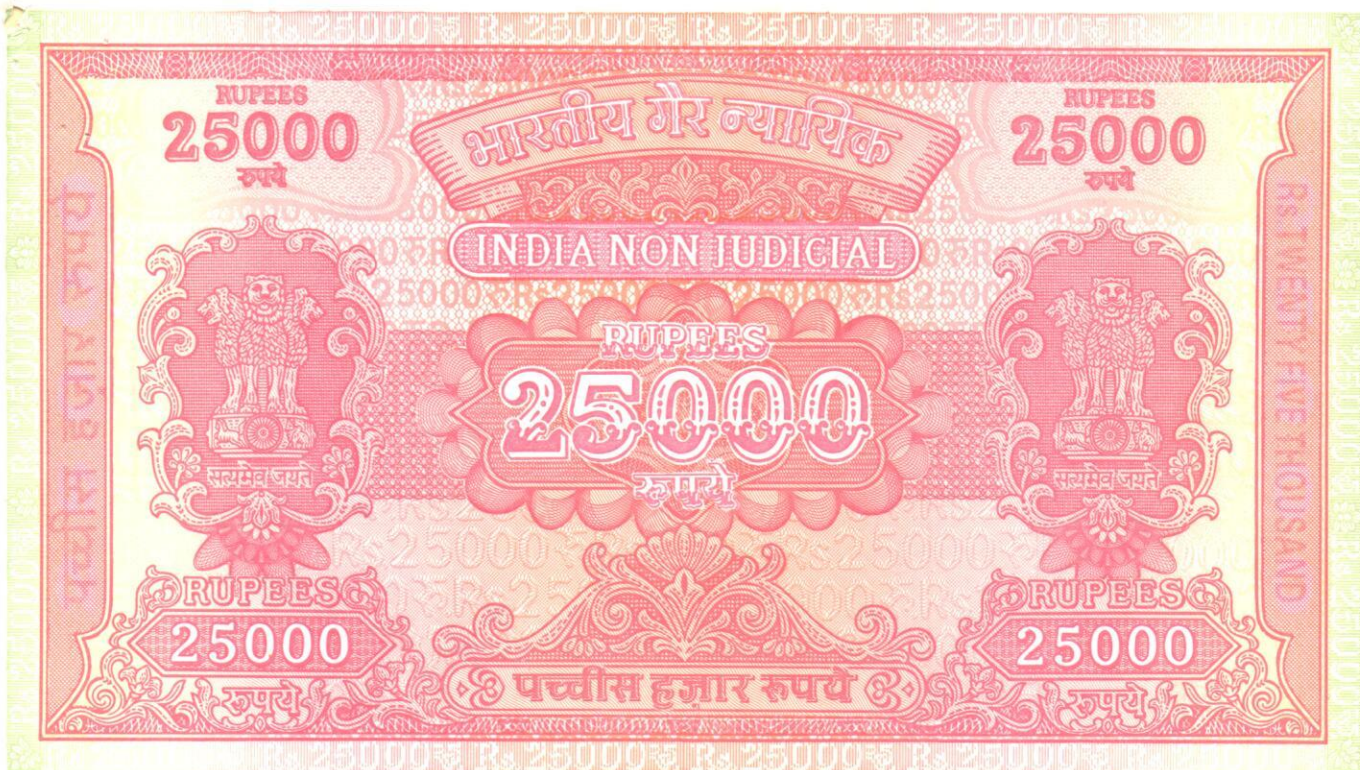
हरियाणा HARYANA

673257

[A large, stylized signature or mark is drawn across the page.]

Bijay Kumar Jain

[Handwritten signature]

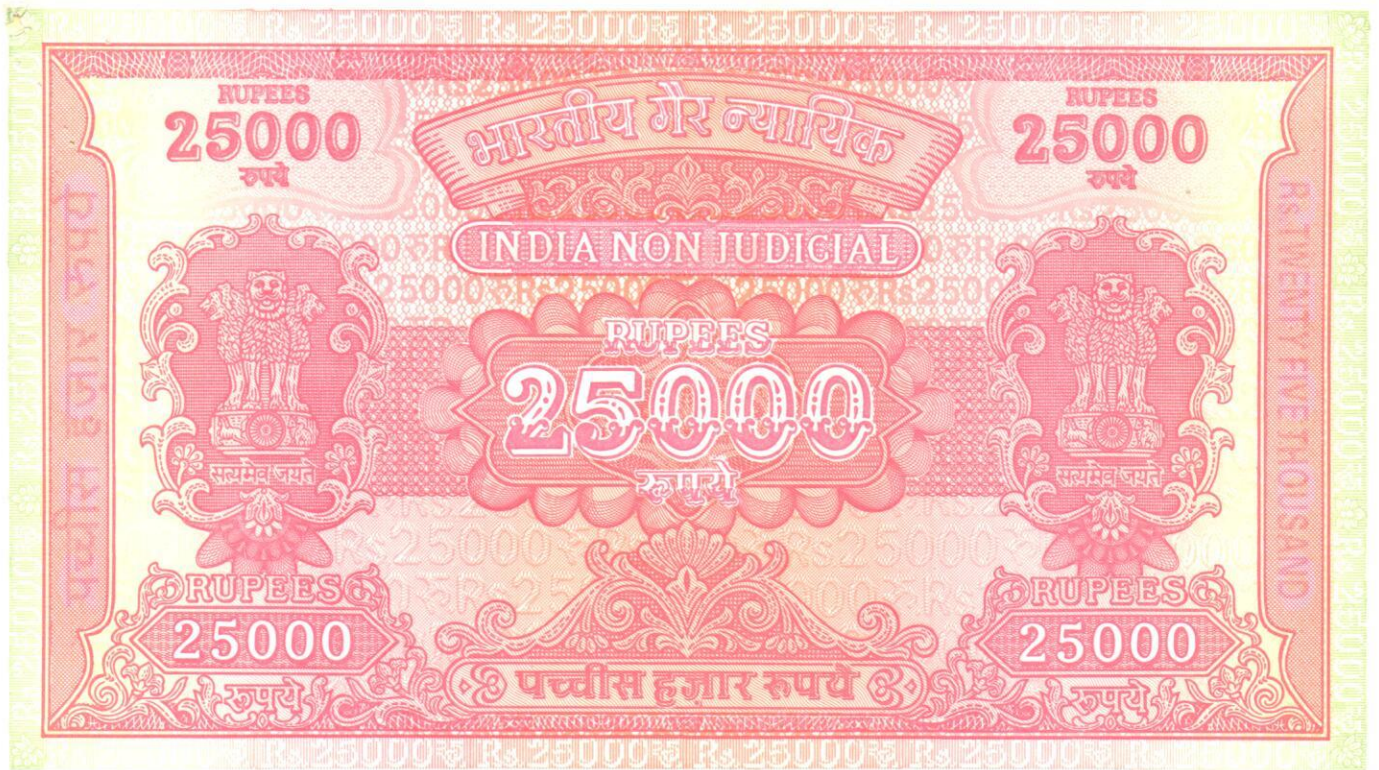


हरियाणा HARYANA

673258

Bjay Kumar Jain

Don't



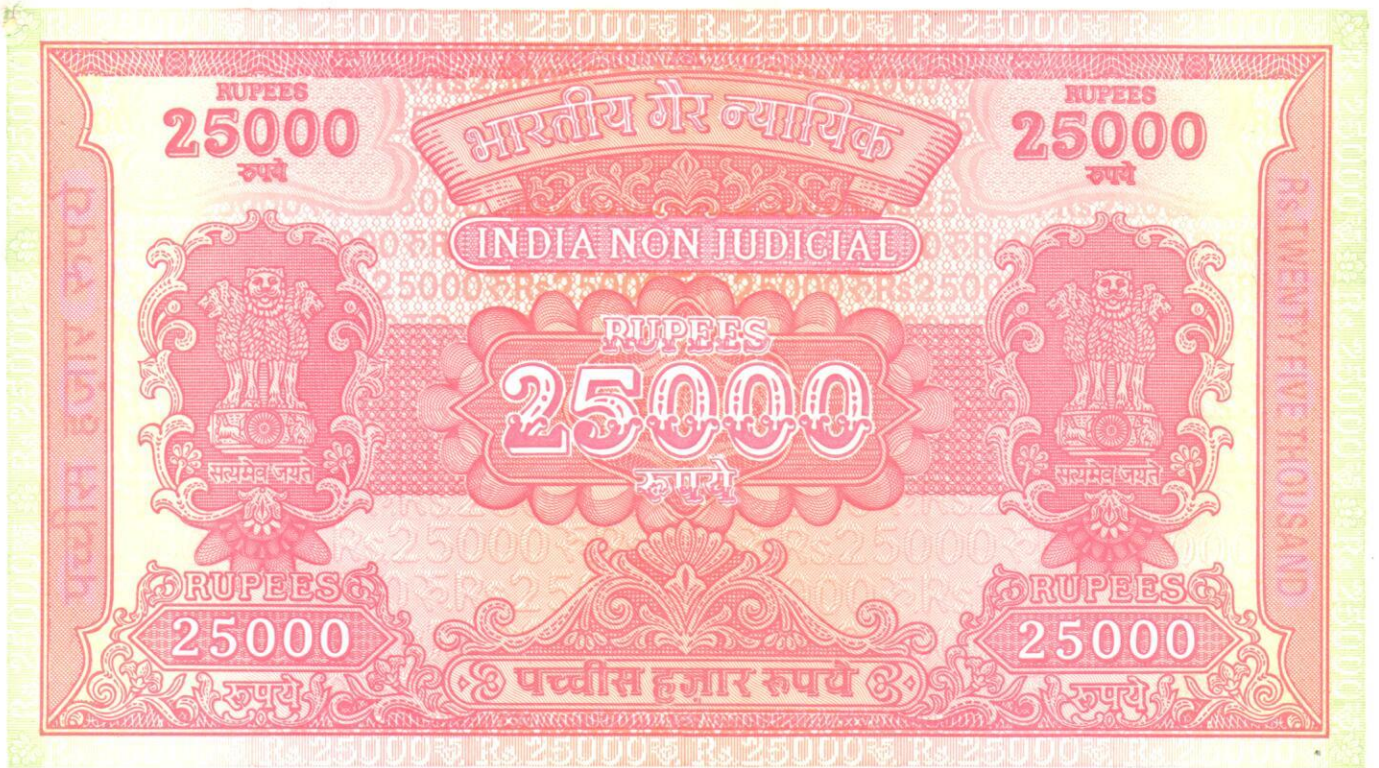
हरियाणा HARYANA

673259

[Handwritten signature]

Bijay Kumar Jaisu

[Handwritten signature]



हरियाणा HARYANA

673260

[Handwritten signature]

Bijay Kumar Jain

Howdy



हरियाणा HARYANA

673261

Bijay Kumar Jain

Bijay



हरियाणा HARYANA

673262

[Handwritten signature]

Bijay Kumar Jain

[Handwritten signature]



हरियाणा HARYANA

673263

[Handwritten signature]

Bijay Kumar Jaa

[Handwritten signature]



हरियाणा HARYANA

673264

Bijay Kumar Jain

Dany



हरियाणा HARYANA

673265

Bijay Kumar Jain

श्री



हरियाणा HARYANA

673266

Bijay Kumar Jais

Dr. Jais



हरियाणा HARYANA

673267

Bijay Kumar Jain

Bijay



हरियाणा HARYANA

673268

Bijay Kumar Jain

Shri



हरियाणा HARYANA

673269

[A large, stylized signature or mark is drawn across the page, starting from the bottom left and extending towards the top right.]

Bijay Kumar Jain

[Handwritten signature]



हरियाणा HARYANA

673270

[Handwritten signature]

Bijay Kumar Jain

[Handwritten signature]

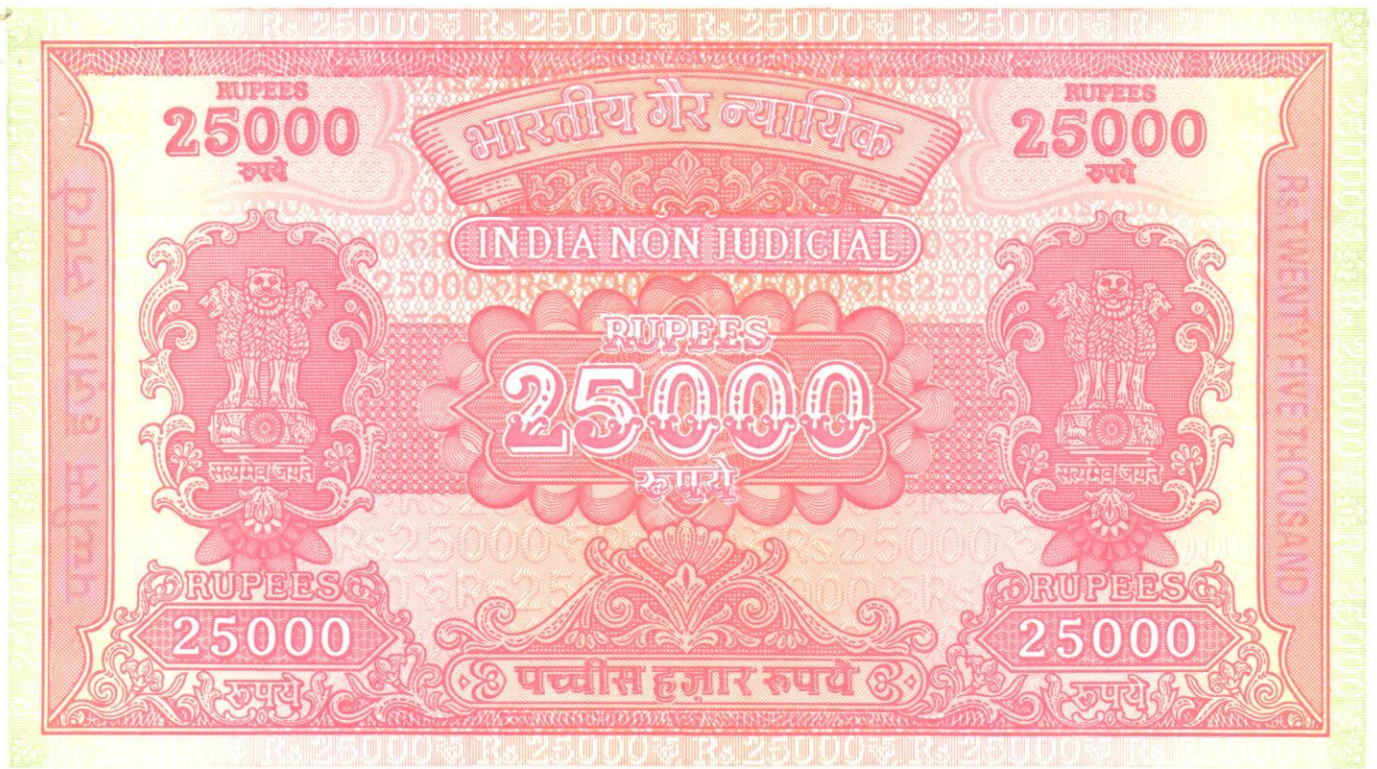


हरियाणा HARYANA

673271

Bijay Kumar Jada

[Signature]



हरियाणा HARYANA

673272

Bijay Kumar Jasn

[Signature]



हरियाणा HARYANA

673273

Bijay Kumar Jain

[Handwritten signature]



हरियाणा HARYANA

673274

Bijay Kumar Jain

[Signature]

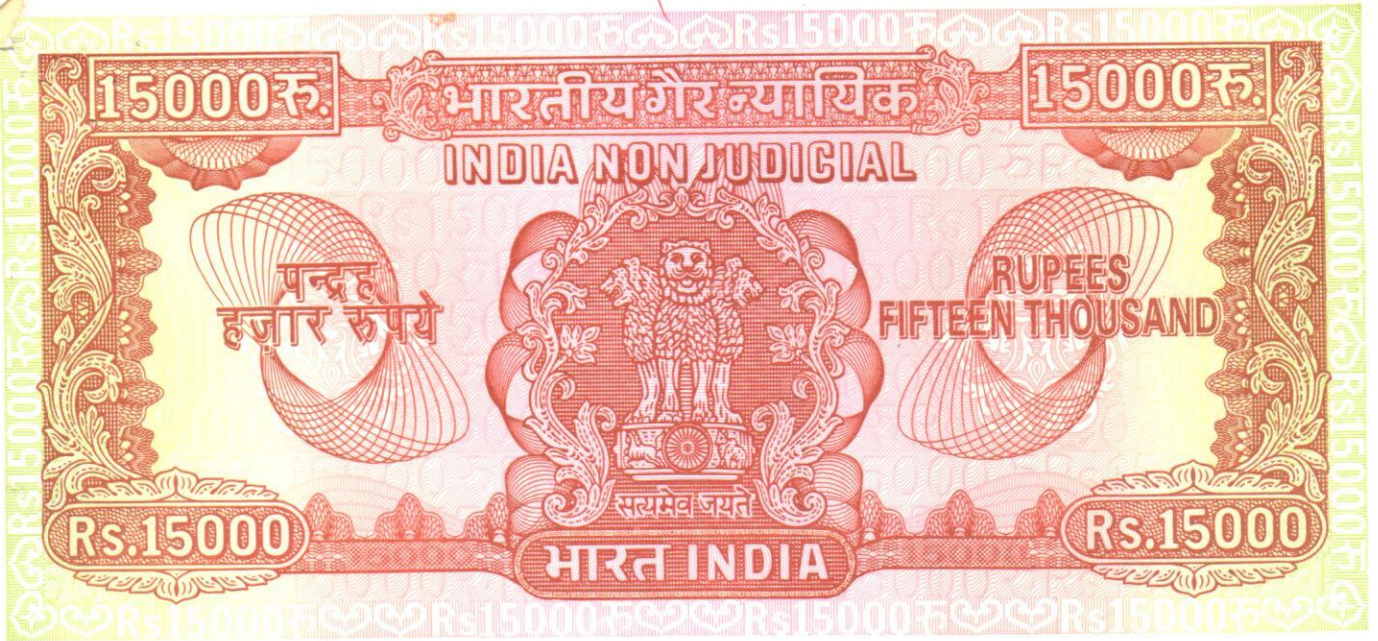


हरियाणा HARYANA

673275

Bijay Kumar Jain

8/10/17



हरियाणा HARYANA

111345

Bijay Kumar Jain

Sharma

Reg. No.
5186

Reg. Year
2009-2010

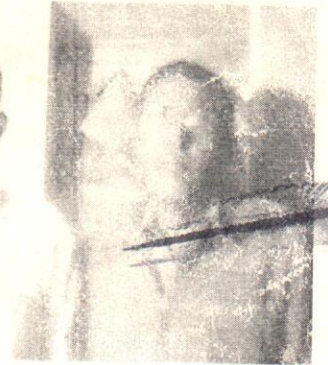
Book No.
1



विक्रेता



क्रेता



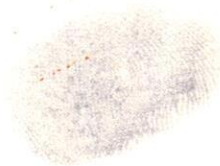
गवाह

विक्रेता



क्रेता

एल.एम. जे0इन्ट0लि0



गवाह 1:- शमानम्बरदार

गवाह 2:- अशोक नम्बरदार

प्रमाण - पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5.186 आज दिनांक 22/02/2010 को बही न: 1 जिल्द न: 85 के पृष्ठ न: 29 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,628 के पृष्ठ सख्या 41 से 46 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 22/02/2010

उप/संयुक्त पंजीयन अधिकारी
समालखा