

1305

SALE DEED

DETAILS FOR THE SUB-REGISTRAR OFFICE

1. SALE CONSIDERATION : Rs. 2,80,00,000/-
2. MARKET VALUE : Rs. 76,12,000/-
3. TOTAL STAMP DUTY PAID : Rs. 3,29,500/- + Stamp
Adjustment of Rs. 5,61,050/-
(Rs. 2,45,000/- + Rs. 3,16,050/-)
Paid at the time of Agreement
– Total Rs. 8,90,550/-
4. KIND OF LAND : Agriculture
5. DISTANCE FROM MAIN ROAD : 500 Mtrs
6. Description of Land : ALL THAT Khata No 0001
Khasra No. 93 Ka and 94 Ka area
1.3840 Hect., Situated at Village Danio
Ka Danda, Pargana Pachwadoon, Distt.
Dehradun.
7. NAME & ADDRESS OF THE SELLER :
A) MR MOHD AKBAR KHAN S/O LATE MR MOHD AZAM
KHAN R/O 75-A RAJOUR ROAD, DEHRADUN, PAN NO –
ALXPK7320H &
B) MR MOHD ASLAM KHAN S/O LATE MR MOHD AZAM
KHAN, R/O 75-A RAJPUR ROAD, DEHRADUN, PAN NO –
APBPK5967Q.
8. NAME & ADDRESS OF THE PURCHASER:
M/S. SIR BIOTECH INDIA LIMITED. PAN NUMBER –
AAACR4132P, THROUGH ITS POWER OF ATTORNEY
A) SHRI PAWAN KUMAR S/O SHRI K.R. SHARMA, R/O 1921, GALI
MATA WALI, CHANDNI CHOWK, DELHI-110006
PAN No – AKVPK5766E
&
B) SHRI ABHINAV NAUTIYAL S/O SHRI S.R. NAUTIYAL, R/O
VILLAGE BHANIYAWALA, DISTT. DEHRADUN, UTTARAKHAND.
Driving License – UA-0720040113236
9. NO. OF STAMP SHEETS : 38

Drafted by: Vijay Kr. Baurai, Advocate, Dehradun

For Sir Bio Tech India Limited

(Signature) at Dehra

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

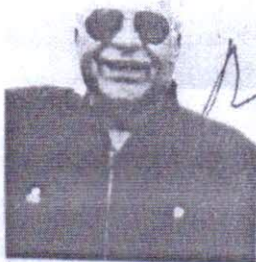
उत्तराखण्ड UTTARAKHAND

A 029900



DEED OF SALE

THIS DEED OF SALE is made and executed at Dehradun, on this 25th day of, August 2011.



BETWEEN

a.) Mr. Mohd Akbar Khan, Aged 72 years, s/o Late Mohd Azam Khan, R/o 75 A, Rajpur Road, Dehradun, b.) Mr. Mohd Aslam Khan, aged 64 years, S/o Late Mohd Azam Khan, R/o 75 A, Rajpur Road, Dehradun, Hereinafter referred to as the "PROSPECTIVE VENDORS" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators,



Mr. Akbar Khan

Mr. Aslam Khan



उत्तराखण्ड UTTARAKHAND

A 029878

16 AUG 2011

विगत विभागा successors-in-interest, legal representative and assigns) of the first
कोड i. n part

AND

M/S SIR BIO TECH INDIA LIMITED, a Company incorporated under the provisions of Companies Act 1956, having its registered office at; 6926, Jaipuria Mills, Clock Tower, Subzi Mandi, Delhi 110007 represented by its power of attorney holders Mr. Pawan Kumar S/o Mr. K.R. Sharma, aged 30 Years, married, occupation – service, Indian National, R/o. 1921, Gali Mata Wali, Chandni Chowk, Delhi-110006, and Mr. ABHINAV NAUTIYAL, aged about 38 years, son of Mr. S. R. Nautiyal, married, occupation – service, Indian National, resident of Village Bhaniyawala Dehradun, presently residing at 236 C, Pocket C Siddharth Extension, New Delhi - 110014, duly registered at Sub Registrar of Salcete Taluka, Goa, having serial number 217, dated

h. Algeel Ahu

M. K. Laxmi

Delhi

35/10002
28/8/2011

Suman Agarwal
Stamp Vendor
Delhi & Durgam

Sale (Immovable)	प्रलेख सं 1,305 बही 1	प्रतिफल रु0	मालियत रु0
Sale After Agreement (Agriculture)		28,000,000.00	7,612,000.00
रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग
20,000.00	10.00	940.00	20,950.00
			शब्द लगभग 1000

श्री मै. सर बायो टेक इंडिया लि. द्वारा पवन कुमार

पुत्र श्री के.आर.शर्मा

पेशा अन्य

निवासी 1921 गली मातावाली चांदनी चौक दिल्ली

अनुबंध पत्र सं. 467/2011 पर दिया गया स्टैप शुल्क रु. 20,950.00 अंतर्गत नियम 16 इस लेख के साथ सनायाजित है।

अनुबंध पत्र सं. 751/2011 पर दिया गया स्टैप शुल्क रु. 1,500.00 अंतर्गत नियम 16 इस लेख के साथ सनायाजित है।

ने आज दिनांक 25/08/2011 समय 1:21 pm

को कार्यालय उपनिबन्धक तृतीय, देहरादून

में प्रस्तुत किया।

उपनिबन्धक तृतीय, देहरादून
25-Aug-2011

मै. सर बायो टेक इंडिया लि. द्वारा पवन कुमार
25/8/2011

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री

मौहम्मद अकबर खान s/o स्व. मौहम्मद आजम खान, 75 ए राजपुर रोड देहरादून/ मौहम्मद असलम खान s/o स्व. मौहम्मद आजम खान, 75 ए राजपुर रोड देहरादून/

ने विक्रय धन मुबल्लिग 28,000,000.00

प्रलेखानुसार पाकर निष्पादन स्वीकार किया।

इस लेखपत्र का निष्पादन क्रेता श्री

मै. सर बायो टेक इंडिया लि. द्वारा पवन कुमार s/o के.आर.शर्मा, 1921 गली मातावाली चांदनी चौक दिल्ली / मै. सर बायो टेक इंडिया लि. द्वारा अभिनव नौटियाल s/o एम.आर.नौटियाल, ग्राम भानियावाला देहरादून /

ने भी स्वीकार किया। जिनकी पहचान

श्री मौहम्मद फरीद

पुत्र श्री मौहम्मद नसीर

निवासी 29 नालापानी रोड देहरादून

श्री राजेन्द्र कुमार-एडवोकेट

निवासी कोर्ट कम्पाउण्ड देहरादून

ने की।

उपनिबन्धक तृतीय, देहरादून





उत्तराखण्ड UTTARAKHAND

990507

12/01/2011, hereinafter referred to as "PROSPECTIVE PURCHASER"
of the OTHER PART.

Each of the expressions "THE PROSPECTIVE VENDORS" and "THE PROSPECTIVE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include them, their legal heirs, respective executors, administrators, successors and assigns.

- A. WHEREAS; there exists a property / land bearing Khata no 0001 bearing Khasra Number 93 Ka & 94 Ka measuring an area of 0.6030 Hectares and 0.7810 Hectares admeasuring a total of 1.3840 Hectares situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, Uttarakhand bounded as per the records of land registration office on the East - by Nala; On the West - by Nala On the North by Khasra No 92 And South - by Nala

hi. h. h. h.

N. A. h.

क्या जो टेक इन्फो लॉन्ग

Devi

म
23/8/11

BEEYUJI RANDE
STAMP VENDOR
CO.

Book No. 1

Registration Year 2011

Registration No. 1,305



M. Akbar Khan

मोहम्मद अकबर खान

M. Aslam Khan

मोहम्मद असलम खान

Mr. Sarbajit Deka

मै. सर बायो टेक इंडिया लि. द्वारा पमै. सर बायो टेक इंडिया लि. द्वारा अ

Mr. Sarbajit Deka



Mohd Farid

मोहम्मद फरीद

Rajendra Kumar

राजेन्द्र कुमार-एडवोकेट



प्रतिज्ञा एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

उपनिबन्धक तृतीय, देहरादून
25-August-2011



~~उत्तराखण्ड~~ **UTTARAKHAND**

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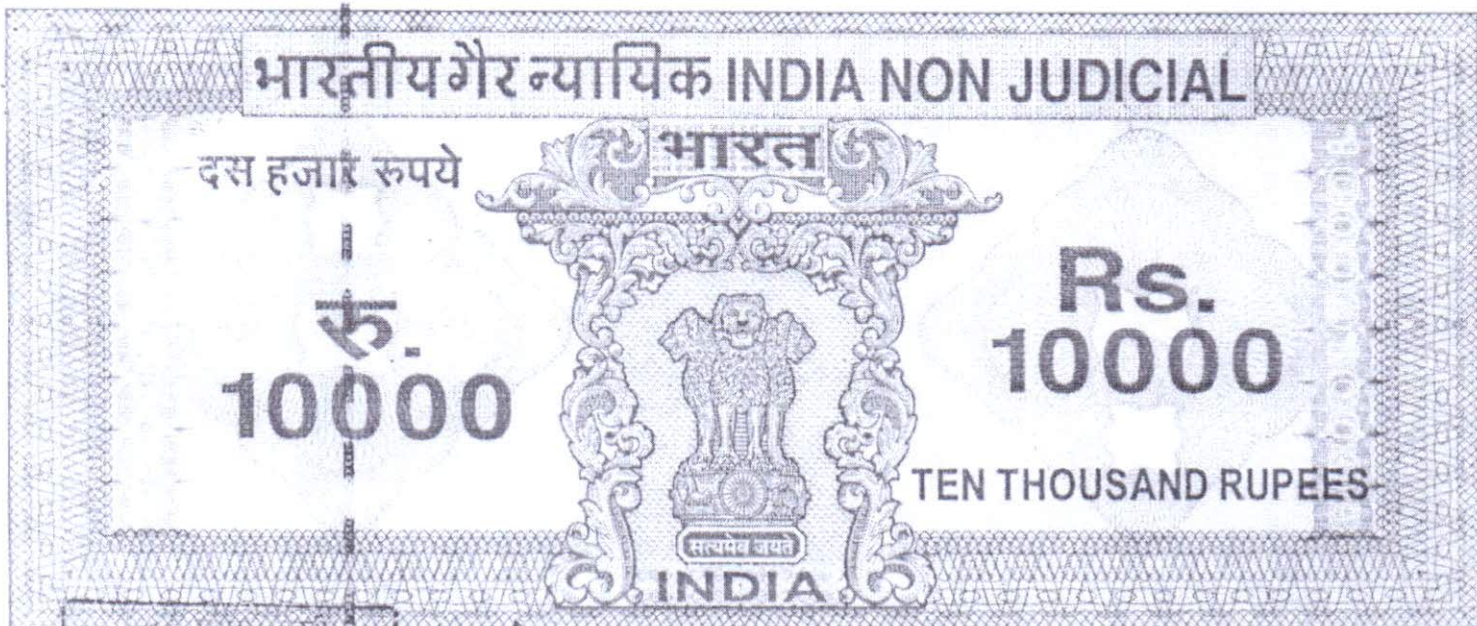
18 AUG 2011

निर्गत किया
कोड सं. ००

B. AND WHEREAS; by Sale Deed dated 05/09/2005, book no 1, vol no 1440 page no 373 addition file book no 1 vol no 1511 page no 885 to 906 document no 5646 registered with the Sub-Registrar of Dehradun, by and between Shamim Ahmed s/o Bashir Mohd, Narishilpa Mandir Marg Chakrata Road, Dehradun therein referred to as the Vendor of the Khasra No 94 Ka admeasuring 0.7810 hect (Old Khasra Nos 75 measuring 0.170 hect, khasra no 68 measuring 0.194 hect, khasra no 74 measuring 0.121 hect, khasra no 76 measuring 0.130 hect, khasra no 77 measuring 0.089 hect, khasra no 78 measuring .077 hect total measuring 0.7810 hect) sold, transferred, conveyed and assured the **Property** in favour of a. Mr. Mohd Akbar Khan, Aged 72 years, s/o Late Mohd Azam Khan, R/o 75 A , Rajpur Road Dehradun, b. Mr. Mohd Aslam Khan, s/o Late Mohd Azam Khan, aged 64 years, R/o 75 A, Rajpur Road Dehradun, the Vendors herein for consideration and on the terms and conditions more particularly mentioned therein.

L. Akbar Khan

M. Aslam Khan



उत्तराखण्ड UTTERAKHAND
11 AUG 2011
निर्गत किया
कोड 001

A 029434

AND WHEREAS; in view of sale and transfer of all the rights, title and interest as stated in foregoing para, the said Vendors a. Mr. Mohd Akbar Khan, b. Mr. Mohd Aslam Khan, became the owners and are in exclusive possession of the **Property bearing Khasra No 94 Ka.**

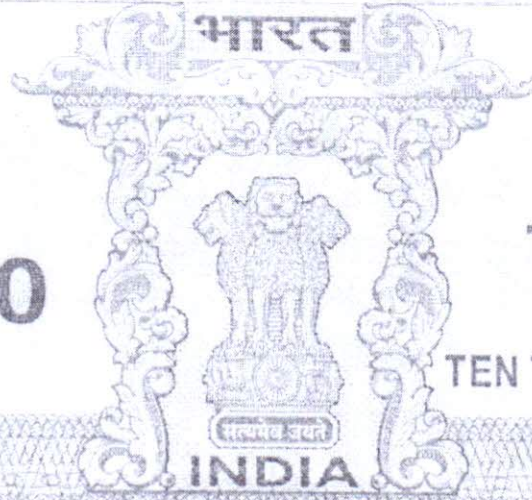
And Whereas Mr Shamim Ahmed had purchased land bearing old Khasra No 75 measuring 0.170 Hect situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, from Smt. Raj Devi Suri wife of Sh Laxmi Narain Suri through her attorney Smt Prem Jain Wife of Sh. J. P. Jain vide sale deed dated 13.03.1991 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 3520, Page no 116, Addl. File book No 1 Vol No 4054, Pages Nos 241-258 as document no 3173 dated 19.03.1991 and same is duly mutated in Revenue records in file no 540/92-93 dated 19.05.1993. The same is duly mutated in Revenue records in Khata No. 39 (1408-1413 Fasli).

Mr. Akbar Khan *Mr. Aslam Khan*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 029794

16 AUG 2011

विगत रिजिस्ट्रार
कोट

Whereas Mr Shamim Ahmed also purchased land bearing old Khasra No 68 measuring 0.194 Hect & Khasra no 74 measuring 0.121 hect total measuring 0.3150 hect situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, from SMT Satya Khurana wife of Sh T.R. Khurana through her attorney Smt Prem Jain Wife of Sh J .P.Jain vide sale deed dated 13.03.1991 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 3520, Page no 116, Addl. File book No 1 Vol No 4055, Pages Nos 279-296 as document no 3175 dated 19.03.1991 and same is duly mutated in Revenue records in file no 543/92-93 dated 19.05.1993. The same is duly mutated in Revenue records in Khata No. 39 (1408-1413 Fasli).

Whereas Mr Shamim Ahmed has also purchased land bearing old Khasra No 76 measuring 0.130 Hect, old Khasra No 77 measuring 0.089 Hect and old Khasra No 78 measuring 0.077 total admeasuring

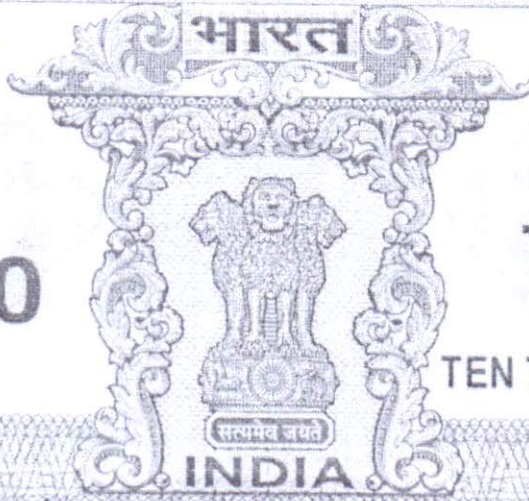
h. Sh. Bae Khan

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 029190

11 AUG 2011

0.296 Hect situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, from Smt. Neelam Shah wife of Sh Biraj Shah through her attorney Shri R.C. Aggarwal son of Sh Chandan Lal vide sale deed dated 10.04.1991 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 3764, Page no 05, Addl. File book No 1 Vol No 4085, Pages Nos 453-472 as document no 4585 dated 19.04.1991 and same is duly mutated in Revenue records in file no 541/02-03 dated 19.05.1993. The same is duly mutated in Revenue records in Khata No. 39 (1408-1413 Fasli).

And whereas by the virtue of the above said three sale deed Mr. Shamim Ahmed became the absolute owner of all that land bearing new settlement Khasra no. 94-Ka measuring 0.7810 Hect (Old Khasra no 75 measuring 0.170 Hect, Khasra no 68 measuring 0.194 Hect, Old khasra No.74 measuring 0.121 Hect, Khasra 76 measuring 0.130 Hect, and Khasra no 77 measuring 0.089 hect, and Khasra No 78 measuring

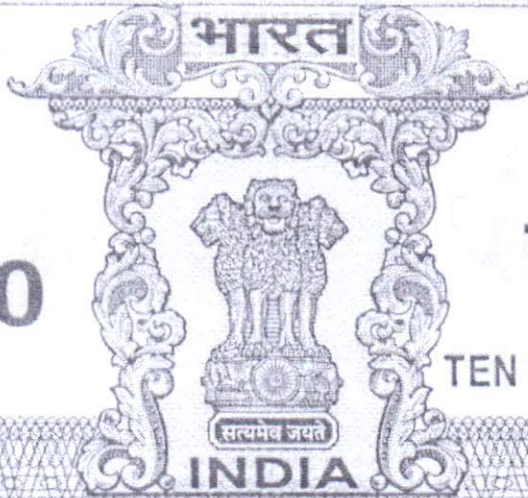
for Danda Danda

N. A. Sharma

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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कोषाध्यक्ष, देहरादून

13 AUG 2011

निर्गत विद्या
गोड २५०१५

0.077 Hect. total admeasuring 0.7810 hect) situated at Village Mauja
Danio Ka Danda Pargana Central Doon, Dist Dehradun.

And whereas Mrs Satya Khurana w/o Mr T.R. Khurana r/o of E-570
GK-2, New Delhi. Purchased Old khasra no 68 & 74 from Mr. Puran
Singh and Mr Bir Singh sons of Dalip Singh r/o of danio ka danda
through their power of attorney holder. Mr. D.N Uniyal s/o D.P. Uniyal
r/o 72 Majra, Dehradun. Vide sale deed dated 17-08-1987 book no 1,
vol no 116 page no 301 addl book no 1 vol no 117 pages 275 to 298
document no 204/87 registrar at joint sub registrar mussorie.

And whereas Mrs Raj Devi Suri w/o Mr L.N. Suri r/o of Thakri Wali
Haveli, Kankhal, Haridwar, Purchased Old khasra no 75 from Mr. Mohri
Singh s/o Shish Ram r/o of Danio ka Danda through their power of
attorney holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun.
Vide sale deed dated 17-08-1987 book no 1, vol no 116 page no 302

L. Akmal Khan *M. K. Sharma*



उत्तराखण्ड UTTARAKHAND

A 030197

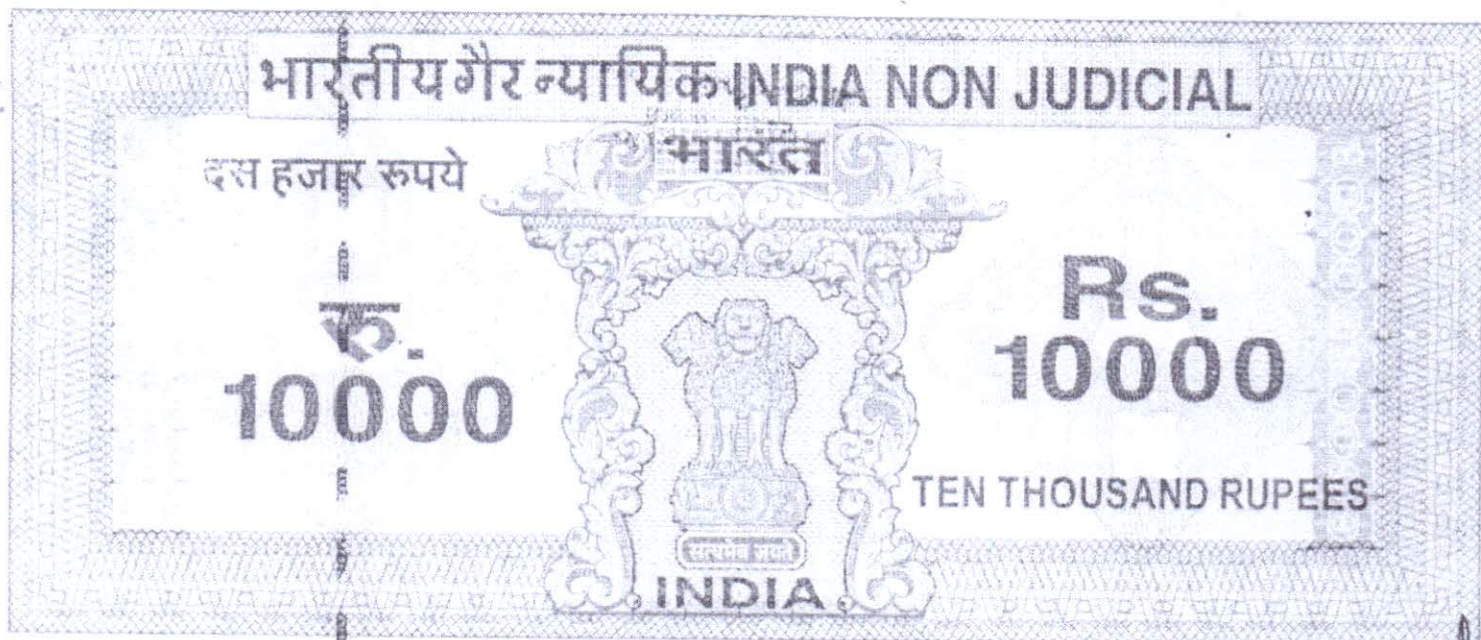
- 8 AUG 2011

निर्गत निम्न
कोड से

addl book no 1 vol no 117 pages 299 to 318 document no 205/87
registered at joint sub registrar Mussorie. And from Bhagu Singh s/o
Amar Singh r/o of Danio ka Danda through their power of attorney
holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun. Vide
sale deed dated 18-08-1987 book no 1, vol no 116 page no 303 addl
book no 1 vol no 117 pages 319 to 332 document no 206/87 register at
joint sub registrar mussorie. And from Mr. Tilak Singh, Ram Singh,
Kalam Singh, Dharam Singh, Charan Singh all sons of Mr. Khimmi r/o
of Danio ka Danda through their power of attorney holder Mr. D.N
Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun. Vide sale deed dated
28-08-1987 book no 1, vol no 116 page no 305 addl book no 1 vol no
117 pages 347 to 360 document no 208/87 register at joint sub
registrar Mussorie. And from Mr. Surech Chand & Babu Lal sons of Mr.
Maan Singh r/o of Danio ka Danda through their power of attorney
holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun. Vide
sale deed dated 18-08-1987 book no 1, vol no 116 page no 304 addl

Mr. Abhai Khan

Mr. D.N. Uniyal



उत्तराखण्ड UTTARAKHAND

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- 8 AUG 2011

निर्गत नि
कोड 4

book no 1 vol no 117 pages 333 to 346 document no 207/87 register at joint sub registrar Mussorie.

And whereas Smt. Neelam Shah was the owner of all that land Bearing old Khasra No. 76 area 0.130 Hectare, by virtue of Sale deed dated 13.08.1987 duly registered in the office of Joint Sub-Registrar, Mussoorie in Book No 1, Vol No. 116, Page no 298, Addl. File book No 1 Vol No 117, Pages Nos 219, 228 as document no 201/87 dated 17.08.1987 executed in her favour by Shri L.H. Ribka, son of Joofan Chong, r/o Daniyo ka Danda, Dehradun through their POA holder Mr. D N Uniyal s/o Late D P Uniyal r/o 72 Majra, Central doon, Dehradun /

And whereas Smt. Neelam Shah also purchased land bearing old Khasra No. 77 measuring 0.0890 hect and Khasra No 78 measuring 0.0770 hect total area 0.1660 Hectare from Mr Kharak Singh and Mr. Chatar Singh both son of Ghoom Singh r/o Village Danio Ka Danda,

Mr. D N Uniyal

Mr. Neelam Shah



उत्तराखण्ड UTTARAKHAND

A 030757

Pargana Central Doon, District Dehradun through their POA holder Mr. D N Uniyal s/o Late D. P. Uniyal r/o 72 Majra, Central doon, Dehradun by virtue of Sale deed dated 18.08.1987 duly registered in the office of Joint Sub-Registrar, Musoorie in Book No 1, Vol No. 116, Page no 306, Addl. File book No 1 Vol No 117, Pages Nos 361-376 as document no 209/87 dated 18.08.1987.

AND WHEREAS; in view of sale and transfer of all the rights, title and interest as stated in foregoing para the said Vendors a. Mr. Mohd Akbar Khan, b. Mr. Mohd Aslam Khan, became the owners and are in exclusive possession of the **Property bearing Khasra No 94 Ka.**

C. AND WHEREAS; by Sale Deed dated 19/05/2005, book no 1 vol no 1337 page no 845 addl file book no 1 vol no 1499 pages 345 to 358 document no 3435 registered with the Sub-Registrar of Dehradun, by and between a. Sardar Jagdish Singh, S/O Lakshman Singh r/o Village

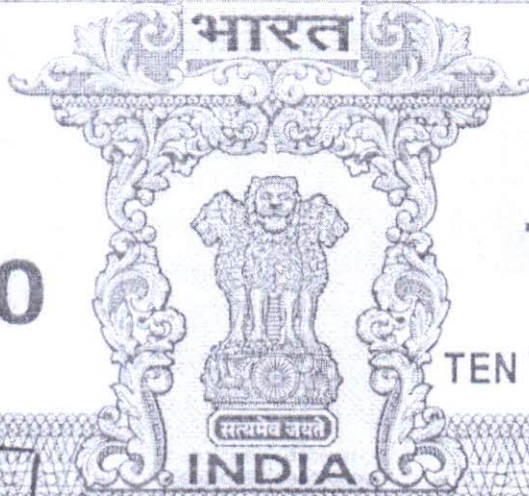
Mr. Akbar Khan

Mr. Aslam Khan

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
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Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

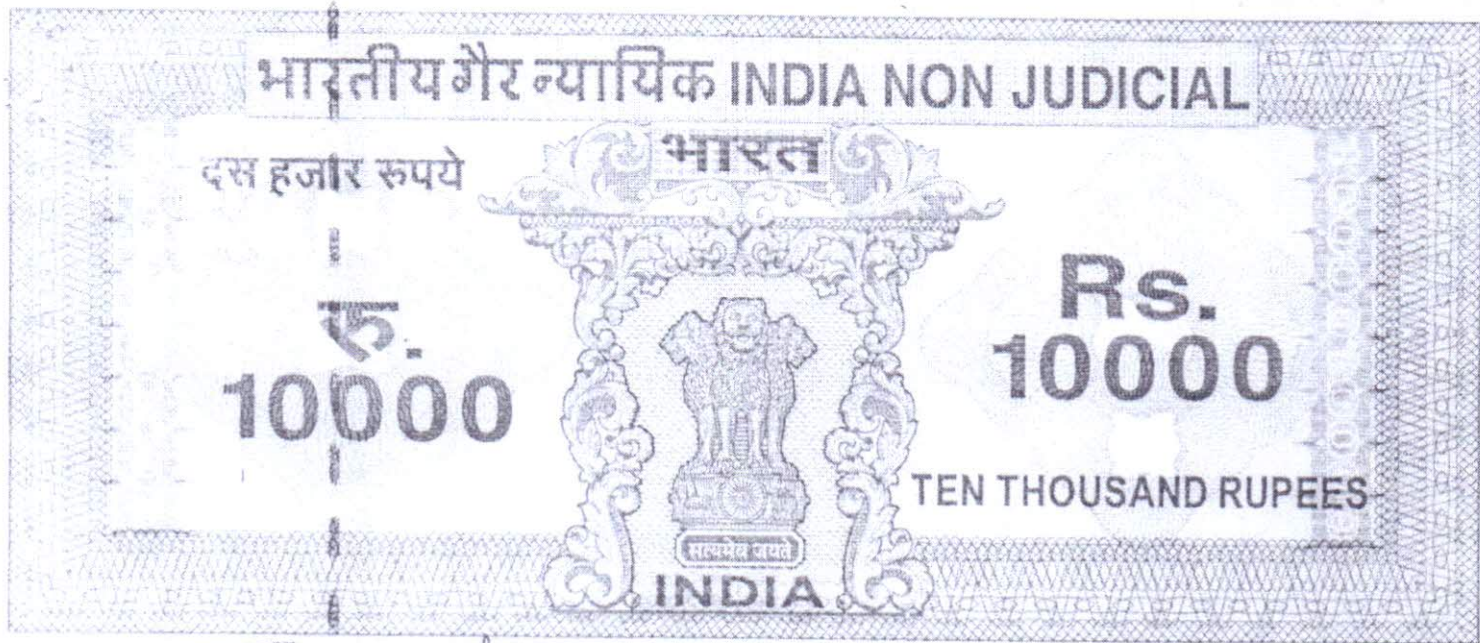
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Biruwala, Bijnaur, UP, b. Virendra Kr. Singh, s/o Late Sukhbir Singh, r/o Sherpur Abhi, Tehsil Najibabad, Bijnaur UP jointly referred to as the Vendors of the Khasra No 93 Ka admeasuring 0.6030 hect (old khasra no 71 measuring 0.053 hect, khasra no 72 measuring 0.097 hect, khasra no 73 measuring 0.1380 hect, khasra no 69 measuring 0.1280, khasra no 70 measuring 0.187 hect) sold, transferred, conveyed and assured the **Property** in favour of a. Mr. Mohd Akbar Khan b. Mr. Mohd Aslam Khan, the vendors herein for consideration and on the terms and conditions more particularly mentioned herein

Whereas the Capt Chandra Mohan Karmakar had executed a sale deed of his 1/3 share measuring 0.2010 Hec of land in favour of Sardar Jagdish Singh son of Sardar Laxman Singh vide sale deed dated 20.1.2003 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 963, Page no 296, Addl. File book No 1 Vol No 1272, Pages Nos 325-334 as document no 383 dated 20.01.2003. The

In Witness Whereof
[Signature]



उत्तराखण्ड UTTARAKHAND

A 050488

14 JUL 2011

विपिन शर्मा
क.ड. 26.001

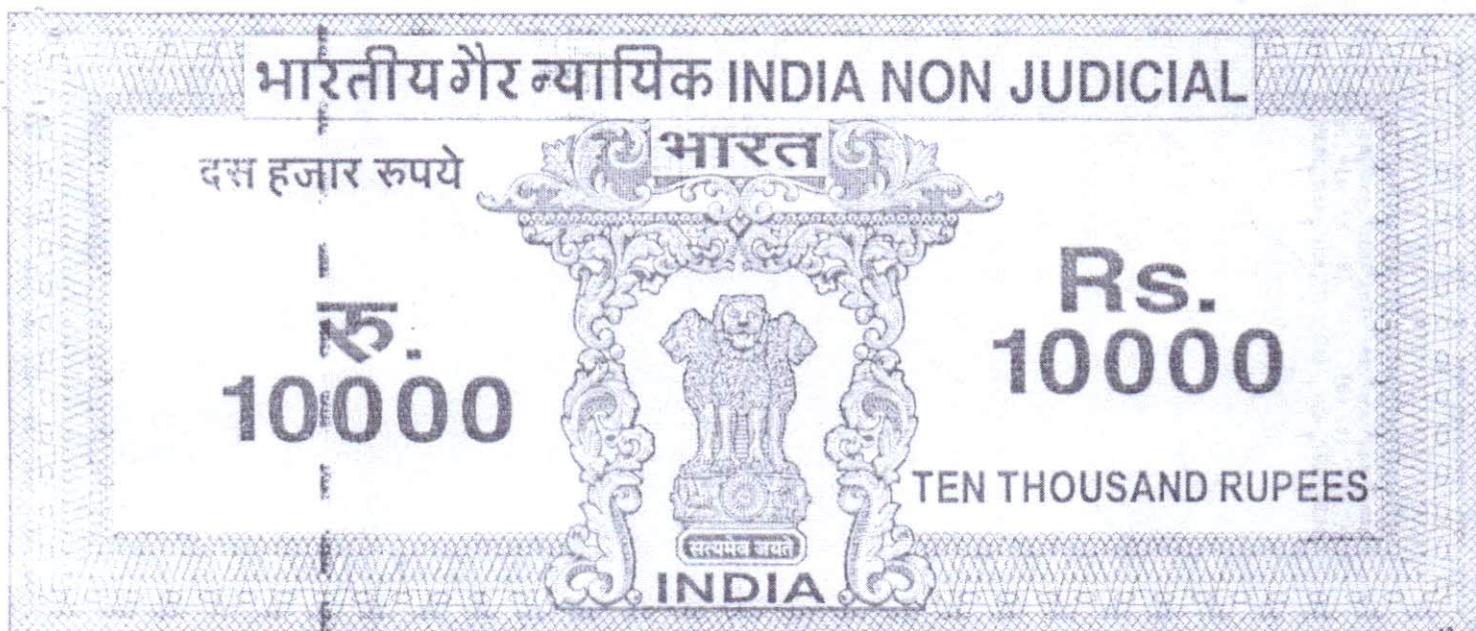
name of the Sardar Jagdish Singh is duly mutated in Revenue records..

Whereas the said Capt Chandra Mohan Karmakar also executed a sale deed of his 1/3 share measuring 0.2010 Hec of land in favour of Sh.Virendra Kumar Singh son of Late Sh Sukhveer Singh vide sale deed dated 20.1.2003 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 963, Page no 296, Addl. File book No 1 Vol No 1272, Pages Nos 335-344 as document no 384 dated 20.01.2003. The name of the Sardar Jagdish Singh is duly mutated in Revenue records..

Whereas the said Capt Chandra Mohan Karmakar also executed a sale deed of his 1/3 share measuring 0.2010 Hec of land through GPA dated 21.01.2003 duly registered in the office on the sub registrar dehradun in book no 4 vol 130 at page 45 addl file no IV vol 144 on

in. Akbar Khan

[Signature]



उत्तराखण्ड UTTARAKHAND

A 029680 ✓

1 ADD 1311
pages 777 to 784 at Serial no 153 to Shri Arun Bhatnagar s/o late shri Nand Kishor Bhatnagar r/o Kochar Colony Rajpur road, Dehradun in favour of Sh. Virendra Kumar Singh son of Late Sh Sukhveer Singh and and Sardar Jagdish Singh son of Sardar Laxman Singh vide sale deed duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 1337, Page no 296, Addl. File book No 1 Vol No 1392, Pages Nos 203-212 as document no 3978 dated 22.06.2004. The names of the Sardar Jagdish Singh and Sh Virendra Singh are duly mutated in Revenue records.

And Whereas Capt. Chander Mohan Karnaker son of Sh. K. Karnakar r/o 116, Kala Shetra, Saima Madras was also the owner of all that land bearing New settlement Khasra No 93 Ka measuring 0.315 Hect (old Khasra No 69 measuring 0.128 Hec. ,Khasra No 70 measuring 0.187 Hect) situated at Village Mauja Danio Ka Danda Pargana Central Doon, Dist Dehradun having purchased the same from Smt. Raj Devi

L. Akbar Akbar

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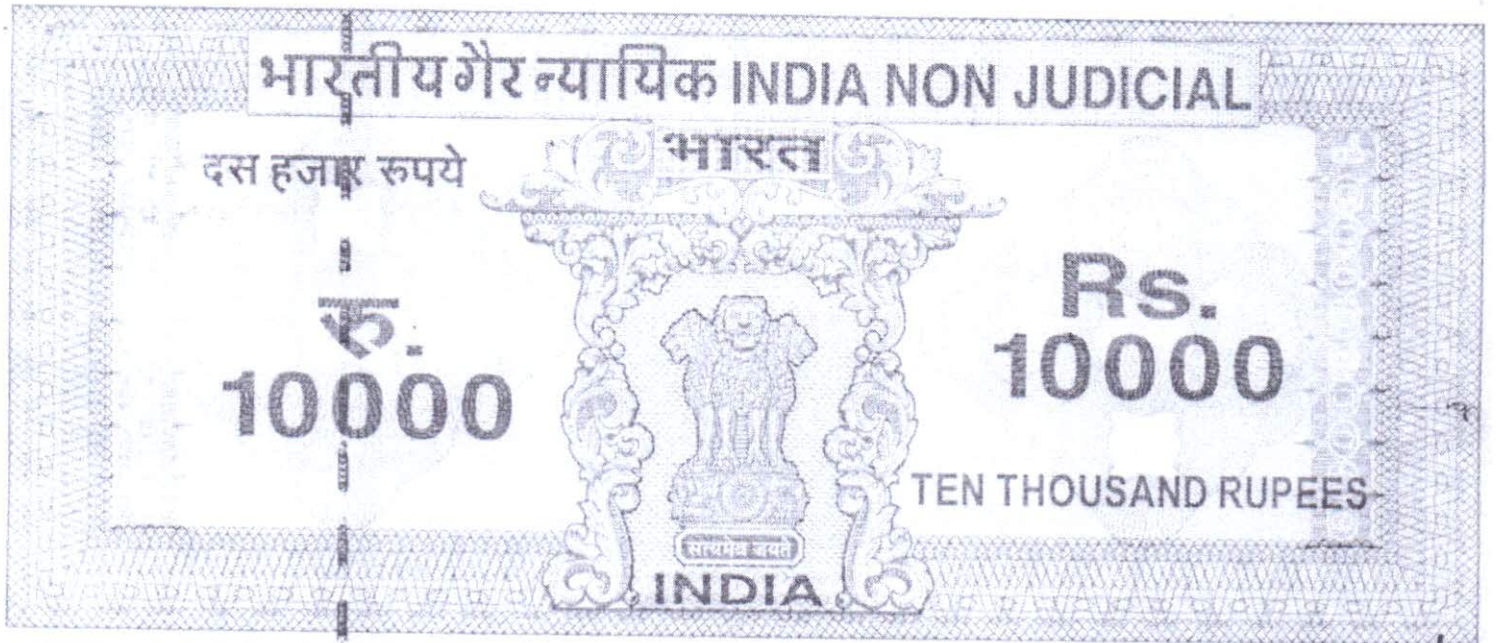
उत्तराखण्ड UTTARAKHAND

A 030834

Suri-w/o Sh Iaxmi Narayan Suri, r/o Jakri Wali Gali, Daksh Road, Kankhal, Dist Haridwar through her attorney Smt. Prem Jain w/o Sh. J P Jain r/o 212 Rajpur Road Dehradun with nominator Shri K.K Soin, vide sale deed dated 13.3.1991 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 3520, Page no 116, Addl. File book No 1 Vol No 4055, Pages Nos 221-240 as document no 3172 dated 19.03.1991. The name of the Capt Chandra Mohan Karnaker is duly mutated in Revenue records in Khasra No. 9 (1408-1413 Fasli).

And Whereas Capt. Chander Mohan Karnaker son of Sh K Karnakar r/o 116, Kala Shetra, Saima Madras was also the owner of all that land bearing New settlement Khasra No 93 Ka measuring 0.288 Hec (Old Khasra no 71 measuring 0.053 Hec, Khasra no. 72, Measuring 0.097 Hec, Khasra no 73 measuring 0.138 Hec) situated at Village Mauja Danio Ka Danda Pargana Central Doon, Dist Dehradun having

He. Akbar Khan *NP K. Laxmi*



उत्तराखण्ड UTTARAKHAND

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purchased the same from Smt Neelam w/o Shri Brij Shah r/o of Lower Market, Joshimath through attorney R.C. Aggarwal, son of Sh Chandan Lal r/o T 17, Yamuna Colony, Dehradun with nominator Shri K K Soin wide sale deed dated 10.04.1991 duly registered in the office of Sub-Registrar, Dehradun in Book No 1, Vol No. 3764, Page no 05, Addl. File book No 1 Vol No 4085, Pages Nos 473-498 as document no 4585 dated 19.04.1991. The name of the capt Chandra Mohan Karnaker is duly mutated in Revenue records in file no. 538/93-94 dated 19.5.1993 in Khasra No. 9 (1408-1413 Fasli).

Whereas according to the aforesaid two sale deeds the said Capt. Chandra Mohan Karnaker became the owner of that land bearing New settlement Khasra No. 93 Ka (Old Khasra no 71 measuring 0.053 Hec, Khasra no 72 measuring 0.097 Hec, Old khasra No.73 measuring 0.138 Hec, Khasra No 69 measuring 0.128 Hec, and Khasra no.70 measuring 0.1870 hect. total admeasuring 0.6030 hect)

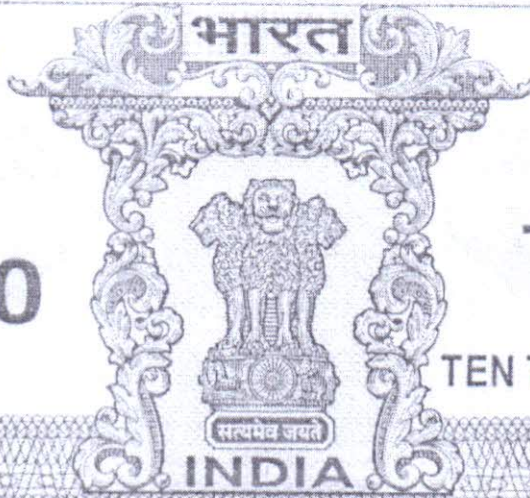
L. Abba Khan

N. K. Laxmi

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

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situated at Village Mauja Danio Ka Danda Pargana Central Doon, Dist Dehradun.

Whereas Sh.Virendra Kumar Singh son of Late Sh Sukhveer Singh and and Sardar Jagdish Singh son of Sardar Laxman Singh became the absolute owners of all that land bearing Khasra no 93 Ka Admeasuring 0.6030 hectare (Old Khasra no 71 measuring 0.053 Hec, Khasra no 72 measuring 0.097 Hec, Old khasra No.73 measuring 0.138 Hec, Khasra No 69 measuring 0.128 Hec, and Khasra no 70 measuring 0.1870 hec total admeasuring 0.6030 hect) situated at Village Mauja Danio Ka Danda Pargana Central Doon, Dist Dehradun.

And whereas Mrs Raj Devi Suri w/o Mr L.N. Suri r/o of Thakri wali haveli, kankhal, haridwar, Purchased Old khasra no 69 measuring 0.1280 hect and Khasra No 70 measuring 0.1870 hect total area 0.3150 hect from Mr. Mohri Singh s/o Shish Ram r/o of danio ka danda

Li. Akbar Khan

M. A. Laxman



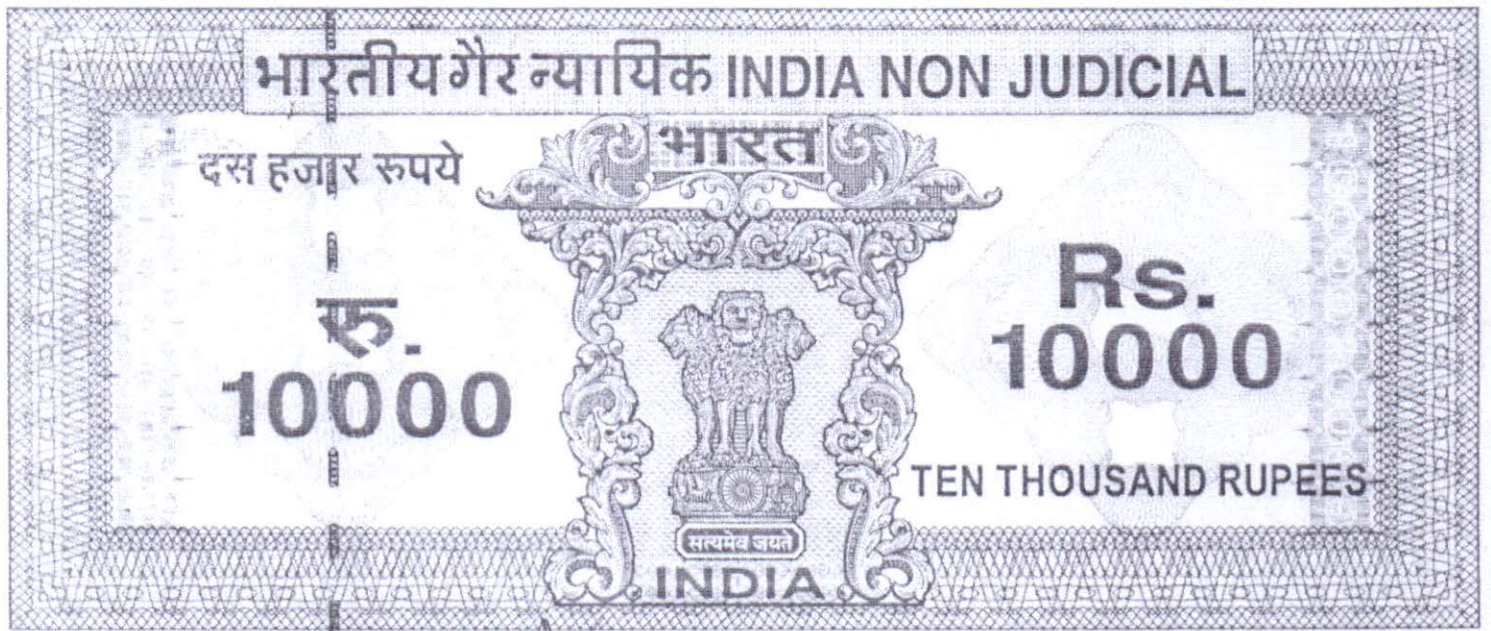
उत्तराखण्ड UTTARAKHAND

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4 AUG 2011

through their power of attorney holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun. Vide sale deed dated 17-08-1987 book no 1, vol no 116 page no 302 addl book no 1 vol no 117 pages 299 to 318 document no 205/87 registrar at joint sub registrar mussoorie. And from Bhagu Singh s/o Amar Singh r/o of danio ka danda through their power of attorney holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun. Vide sale deed dated 18-08-1987 book no 1, vol no 116 page no 303 addl book no 1 vol no 117 pages 319 to 332 document no 206/87 registrar at joint sub registrar mussoorie. And from Mr. Tilak Singh, Ram Singh, Kalam Singh, Dharam Singh, Charan Singh all sons of Mr. Khimmi r/o of danio ka danda through their power of attorney holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun. Vide sale deed dated 28-08-1987 book no 1, vol no 116 page no 305 addl book no 1 vol no 117 pages 347 to 360 document no 208/87 registrar at joint sub registrar Mussoorie. And from Mr. Surech Chand & Babu Lal sons of Mr. Maan Singh r/o of Danio ka Danda through their power of

Mr. Akmal Khan *Mr. D.N. Uniyal*



उत्तराखण्ड UTTARAKHAND

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attorney holder Mr. D.N Uniyal s/o D.P. Uniyal r/o 72 Majra, Dehradun.
Vide Sale deed dated 18-08-1987 book no 1, vol no 116 page no 304
addl book no 1 vol no 117 pages 333 to 346 document no 207/87
register at joint sub registrar Mussorie.

And whereas Smt. Neelam Shah also purchased land bearing old
Khasra No. 71 measuring 0.0530 hect and Khasra No 72 measuring
0.0970 hect total area 0.150 Hectare from Mr Kharak Singh and Mr.
Chatar Singh both son of Ghoom Singh r/o Village Danio Ka Danda,
Pargana Central Doon, District Dehradun through their POA holder Mr.
D N Uniyal s/o Late D. P. Uniyal r/o 72 Majra, Central doon, Dehradun
by virtue of Sale deed dated 18.08.1987 duly registered in the office of
Joint Sub-Registrar, Mussorie in Book No 1, Vol No. 116, Page no 306,
Addl. File book No 1 Vol No 117, Pages Nos 361-376 as document no
209/87 dated 18.08.1987..

Mr. Akhbar Khan *[Signature]*



उत्तराखण्ड UTTARAKHAND

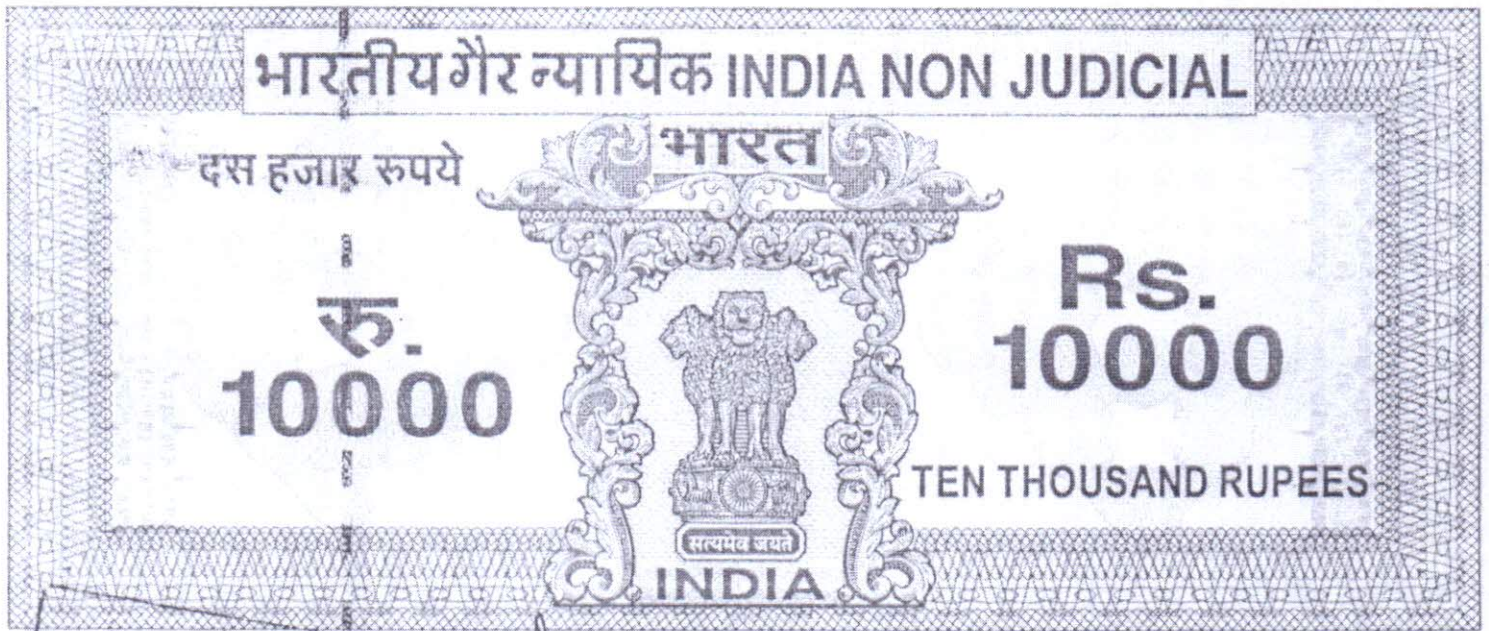
A 030726 ✓

AND WHEREAS; in view of sale and transfer of all the rights, title and interest as stated in foregoing para, the said Vendors a. Mr. Mohd Akbar Khan, b. Mr. Mohd Aslam Khan, became the owners and are in exclusive possession of the **Property bearing Khasra No 93 Ka.**

THE VENDOR HEREBY DECLARES AND CONFIRM AS FOLLOWS:

- i) That the Vendors alone are entitled to the **Said Property** and save and except Vendors, no other person has any right, title, interest or share of whatsoever nature in, to or upon the **Said Property** or any part thereof;
- ii) That the **Said Property** is free from all the encumbrances and charges and the Vendors are solely entitled to transfer the **Said Property** to the Purchaser;

Mr. Akbar Khan *Mr. Aslam Khan*

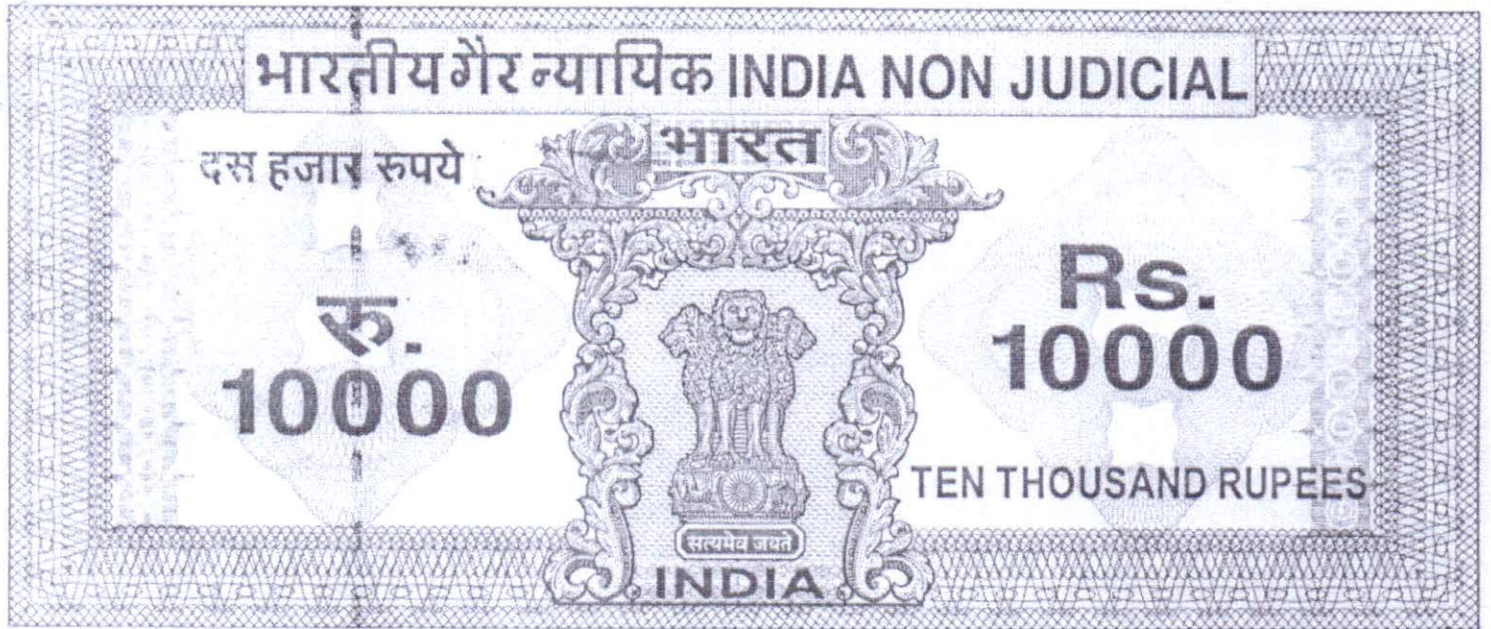


उत्तराखण्ड UTARAKHAND
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- iii) That the Vendors are in exclusive use, occupation and possession of the **Said Property** and the same is not subject to encroachment, claim of adverse possession or otherwise;
- iv) That the titles of the Vendors are in conformity with applicable Laws, Rules, Regulations, Notifications and Orders, if any; passed by the Government/Competent Authority.
- v) That no other person or entity has any right, title, interest, share, claim or demand unto, over or upon the **Said Property** and/or any part thereof; either by way of sale, lien, charge, trust, gift, mortgage, tenancy, sub-tenancy, license, hypothecation or otherwise howsoever;
- vi) That neither the Vendors or anyone on its behalf has done committed or omitted any act, deed, matter or thing whereby the **Said Property** or any part thereof can be forfeited;

Mr. Ashok Kumar M. K. Sharma



पु.स. उत्तराखण्ड UTTARAKHAND

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- That the Vendors have not in any way encumbered or agreed to encumber by way of charge, lien, trust, sale, pledge, tenancy, sub-tenancy, license or otherwise howsoever the Said Property and/or any part thereof and that the same is free from all encumbrances whatsoever, and that the Said Property has not been attached either or by or at the instance of taxation authorities or otherwise howsoever and that Vendor has not given any undertaking to the taxation authorities or any other authorities not to deal with or dispose of the Said Property;
- viii) That the Vendors have not kept the original title documents of the Said Property as collateral security with any bank/financial institutions or with third party against any loan taken by them or anyone else;
- ix) That there are no legal proceedings of whatsoever nature concerning the Said Property pending or threatened before any judicial, quasi-judicial authority, or otherwise howsoever;

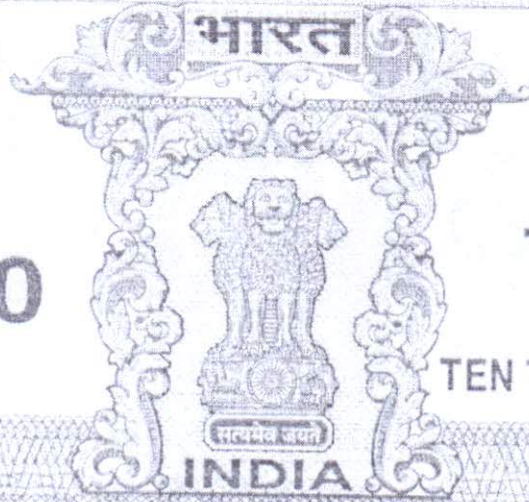
L. Akbar Khan

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड-UTTARAKHAND

मुख्य कोष
कोषाधीन, देहरादून

28 JUL 2011

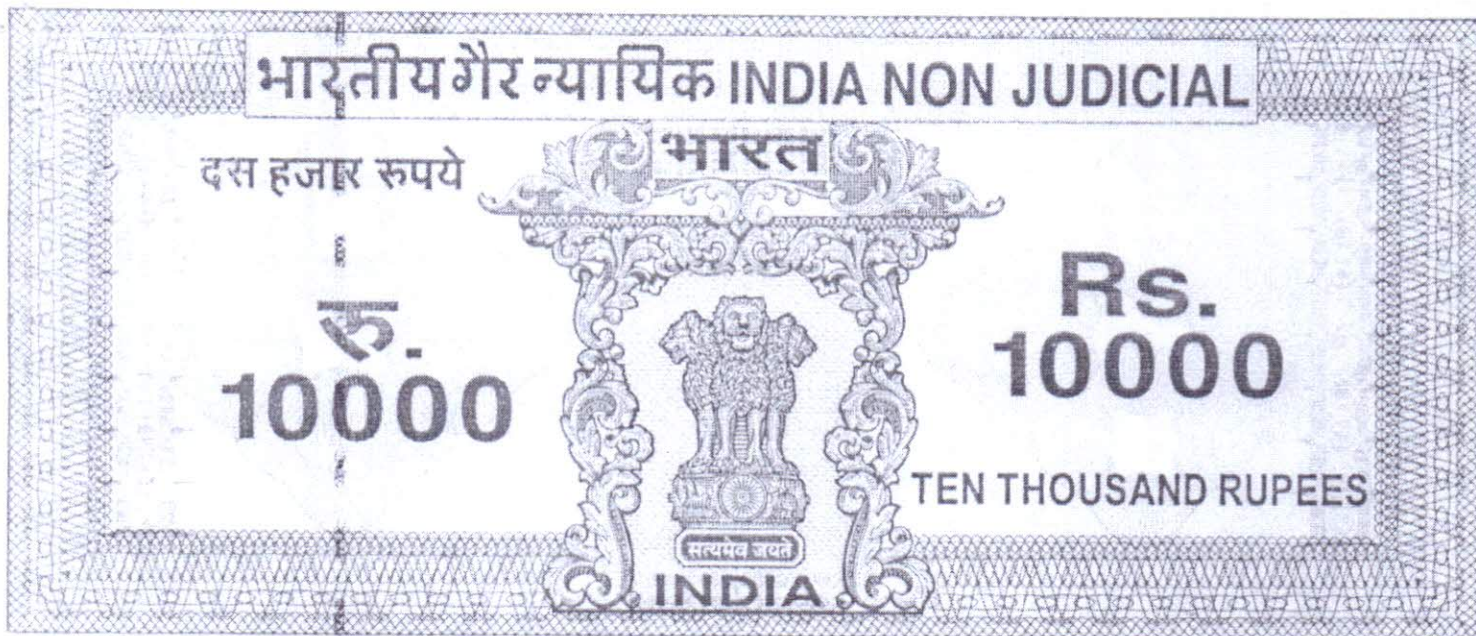
निर्गत प्रमाण
चक्र (X)

A 049267

That the Vendors shall obtain all releases, discharges, consents and approvals at its own cost, as may be necessary or desirable for the better and more effectively transferring the right, title, interest in respect of the Said Property to and in favour of the Purchaser. The Vendor further agrees and undertakes to execute all the documents, papers, instruments etc. for effectively transfer of the Said Property in favour of the Purchaser;

- xi) That no notice (including any notice for acquisition or requisition) has been issued by the State or Central Government or any other local or public body or authority in respect of the Said Property nor it has been served upon or received by the Vendors or any other persons on their behalf;

L. Akhla Khan: *[Signature]*



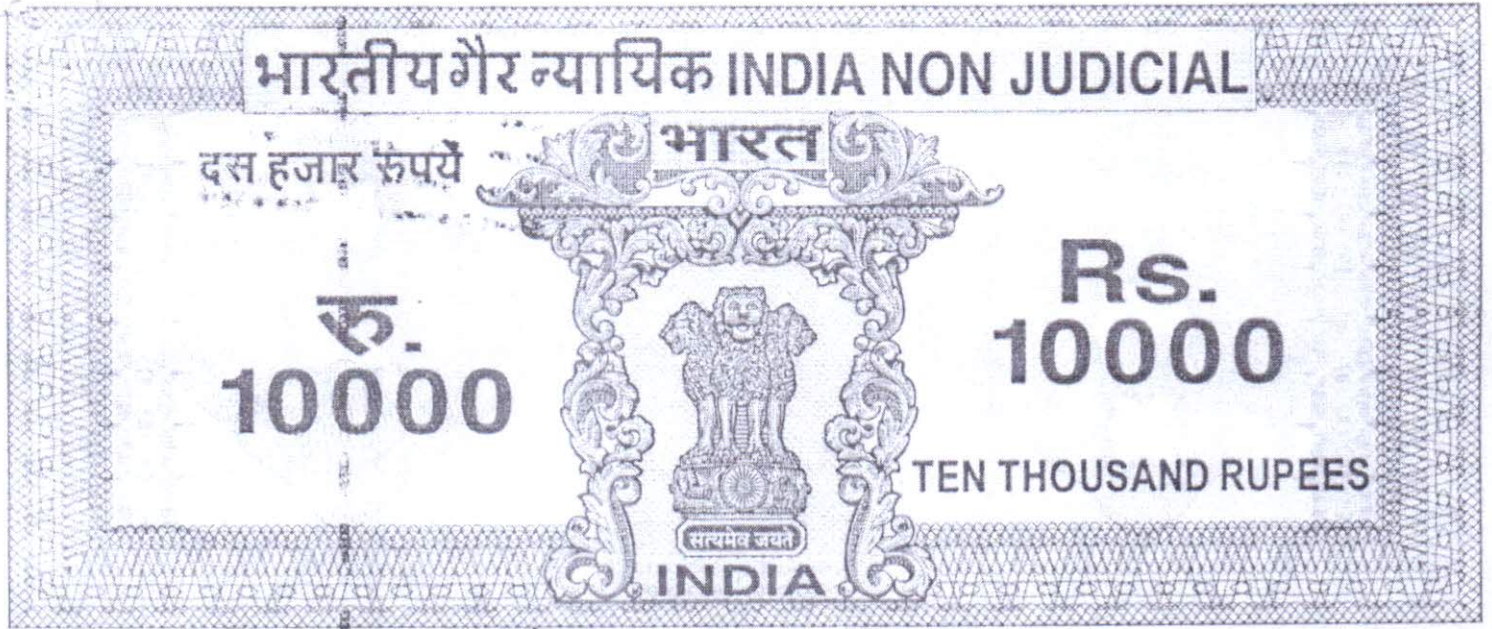
उत्तराखण्ड UTTARAKHAND

990344

- xii) That in case the State or Central Government acquires the Said Property or any part thereof for any public or other purposes and awards the compensation then in such an event the Purchaser alone shall be entitled to claim and receive the compensation in full from such authority and the Vendor will not be entitled to claim and/or demand or share any such Agreement either from the authority or from the Purchaser;
- xiii) That the Vendors have full power and absolute authority to transfer, convey and assign the Said Property by way of sale or otherwise to or in favour of the Purchaser or any other person and the Vendor hereby indemnifies the Purchaser or its assignee/s or nominee/s and successor/s and keeps them indemnified forever from any losses, damages, interruptions, obstructions on the part of the Vendor, or any other person or persons claiming by, from and through the Vendor or claiming independent rights, if any; in the Said Property and it is further

Li. Akmal Khan

[Signature]



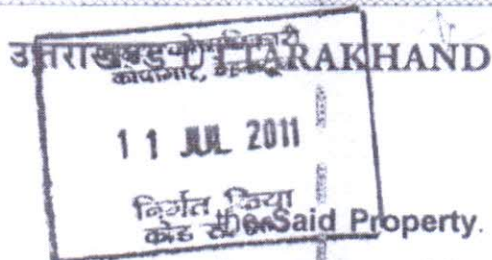
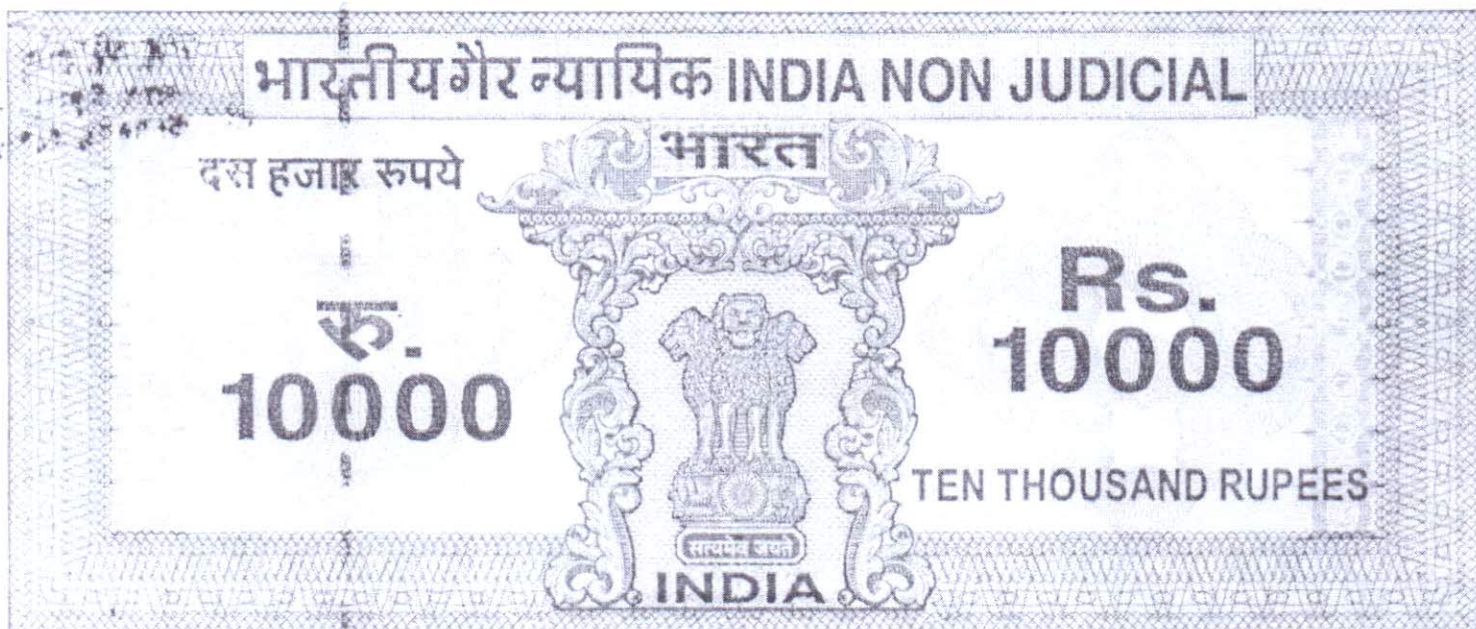
उत्तराखण्ड UTTARAKHAND

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declared by the Vendor that, if any losses or damages is sustained to the Purchaser on account of any defect in the title of the Said Property or any part thereof is declared void or voidable and thereby the Purchaser or its nominee/s, assignee/s or successor/s sustain any losses or damages, it will be made good by making full payment to the Purchaser or its nominee/s, assignee/s or successor/s immediately on demand in writing.

- xiv) The Vendors hereby declare that they have uninterrupted, continuous, lawful right of way / easement right / access to the **Said Property** for ingress, egress and the same is valid and lawful and neither the owners of access land or any other person claiming by, from, through or under them have at any time cancelled and/or extinguished the same and that the Vendor further agree that the Purchaser is purchasing/ acquiring **Said Property** on the basis of representation made by the Vendor that it has valid and lawful right of way/access to

In witness whereof 



A 037214

Said Property. The Vendor indemnifies the Purchaser against all the claims and losses if any; made by any third party at any time hereinafter in relation to the said access/right of way.

- xv) In the circumstances, the Vendors are absolutely seized and possessed off or otherwise well and sufficiently entitled to the **Said Property**, more particularly described in the Schedule hereunder written and also shown in Red colored boundary lines in the plan annexed herewith.
- xvi) The Vendors have till the date of transfer and conveyance of the **Said Property** in favour of the Purchaser paid and discharged all the taxes, cess, rates due and payable to the concern body/authority. In case, if anybody raises any claims or demand and/or raises the dispute for the same for the period prior to the date of transfer and conveyance of the **Said Property**, then in such an event the Vendor alone shall pay and

in Akhbar Akhbar. *[Signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs.
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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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settle the same at its own costs and expenses without any delay or demur and shall produce the proof of payments/settlement to the Purchaser.

AND WHEREAS; Pursuant to the negotiations between the parties hereto the Vendor have agreed to sell to the Purchaser and Purchaser has agreed to Purchase from the Vendor all its right, title and interest in the **Said Property** along with rights and benefit attached to it, free from all encumbrances more particularly described in the Schedule mentioned hereunder.

NOW THEREFORE THIS DEED OF SALE WITNESSESS AS FOLLOWS:

In pursuance of the representation and assurance made by the Vendor to the Purchaser and in consideration of an aggregate sum of

L. Akbal Khan *[Signature]*



उत्तराखण्ड UTTARAKHAND

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4 AUG 2011

Rs.2,80,00,000/- (Rupees Two Crore and eighty lacs only) in respect of the Said Property payable in the following manner:

- A. A sum of Rs. 25,00,000/- (Rupees Twenty Five lac Only) is received by way of Demand Draft bearing no. 004893 dated 17/06/2010 drawn on HDFC Bank in favour of Mr. Mohd Akbar Khan and Rs. 25,00,000/- (Rupees Twenty Five lac Only) is received by way of Demand Draft bearing no. 004894 dated 17/06/2010 drawn on HDFC Bank in favour of Mr. Mohd Aslam Khan on or before execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledged of and from the same and every part thereof do forever acquit, release and discharge the Purchaser)
- B. Additionally a sum of Rs. 25,00,000/- (Rupees Twenty Five lac Only) is received by way of Demand Draft bearing no. 015439 dated 11/10/2010 drawn on HDFC Bank in favour of Mr. Mohd Akbar Khan

Mr. Akbar Khan M. Aslam Khan

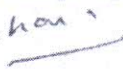
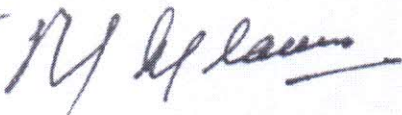


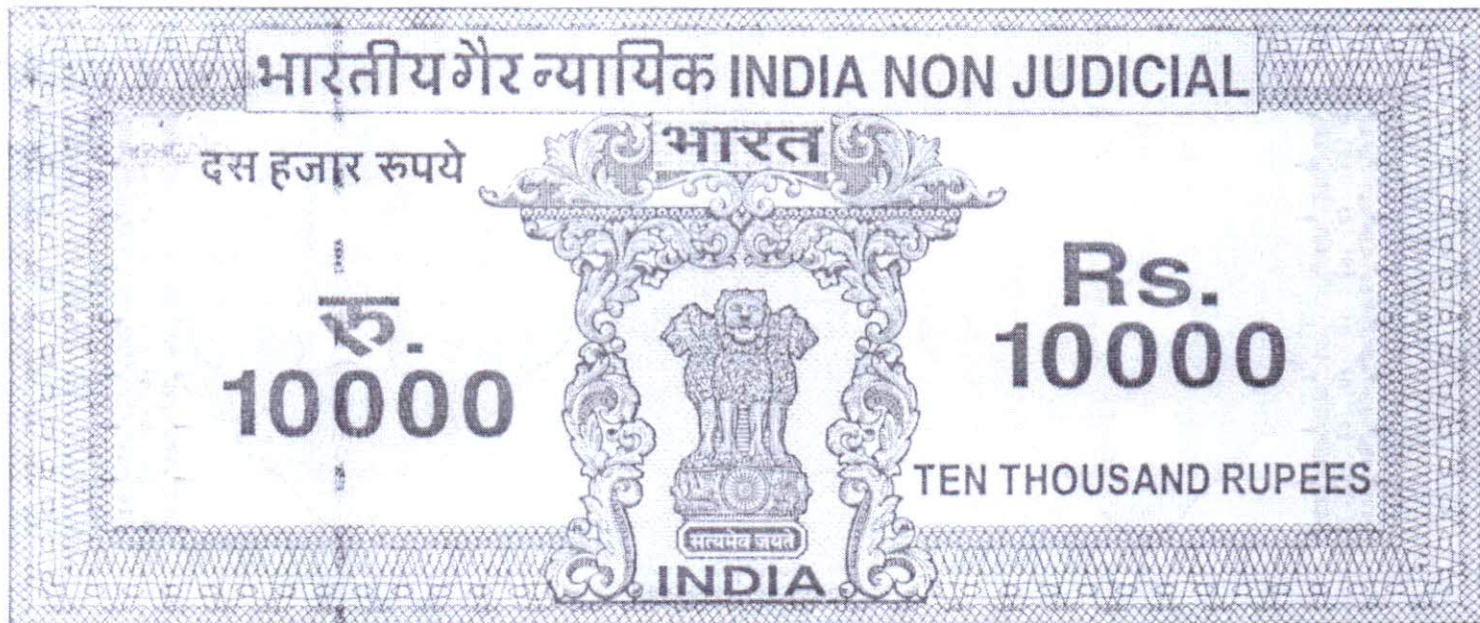
उत्तराखण्ड UTTARAKHAND ✓

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and Rs. 25,00,000/- (Rupees Twenty Five lac Only) is received by way of Demand Draft bearing no. 001183 dated 19/10/2010 drawn on HDFC Bank in favour of Mr. Mohd Aslam Khan on or before execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledged of and from the same and every part thereof do forever acquit, release and discharge the Purchaser)

C. Additionally a sum of Rs. 10,00,000/- (Rupees Ten lac Only) is received by way of Demand Draft bearing no. 017043 dated 21/07/2011 drawn on HDFC Bank in favour of Mr. Mohd Akbar Khan and Rs. 10,00,000/- (Rupees Ten lac Only) is received by way of Demand Draft bearing no. 017044 dated 21/07/2011 drawn on HDFC Bank in favour of Mr. Mohd Aslam Khan on or before execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledged of and from the same and every part thereof do forever acquit, release and discharge the Purchaser)

Mr. Akbar Khan  



उत्तराखण्ड UTTARAKHAND

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18 AUG 2011

निर्गत किया and a balance sum of Rs.1,60,00,000/- (Rupees one Crore Sixty Lacs only) is being paid as under;

- a. Rs. 80,00,000/- (Rupees Eighty lacs only) through DD no 017177 Dated 24/08/2011 drawn on HDFC Bank In Favour of Mr. Mohd Akbar Khan.
- b. Rs. 80,00,000/- (Rupees Eighty lacs only) through DD no 017176 Dated 24/08/2011 drawn on HDFC Bank In Favour of Mr. Mohd Aslam Khan.

the Vendors doth hereby grant, sell, transfer, assure and convey unto the Purchaser the **Said Property**, described in schedule mentioned hereunder written and as shown by Black coloured boundary line in the plan attached hereto as **"Annexure A" TOGETHER WITH ALL AND SINGULAR** trees, shrubs, wells, waters, water courses, ways,

Mr. Akbar Khan. *Mr. Aslam Khan.*



उत्तराखण्ड UTTARAKHAND

A 023391

21 JUL 2011

paths, passages, structures, ditches, rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever attached to the **Said Property** or any part thereof belonging or in any way appertaining with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed to belong to or to be appurtenant thereto **AND ALL** estate, right, title, interest, property, claim and demand whatsoever of the Vendor unto, upon or in respect of the **Said Property** and every part thereof to have and to hold the **Said Property** hereby granted, conveyed, transferred and assured or intended or represented so to be with it

The property bearing bearing Khata no 001, Khasra Number 93 Ka & 94 Ka admeasuring an area of 0.6030 Hectares and 0.7810 Hectares admeasuring a total of **1.3840 Hectares** situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, Uttarakhand connected to the Public Road as shown by Red coloured

L. Akbar Khan *M. A. Khan*



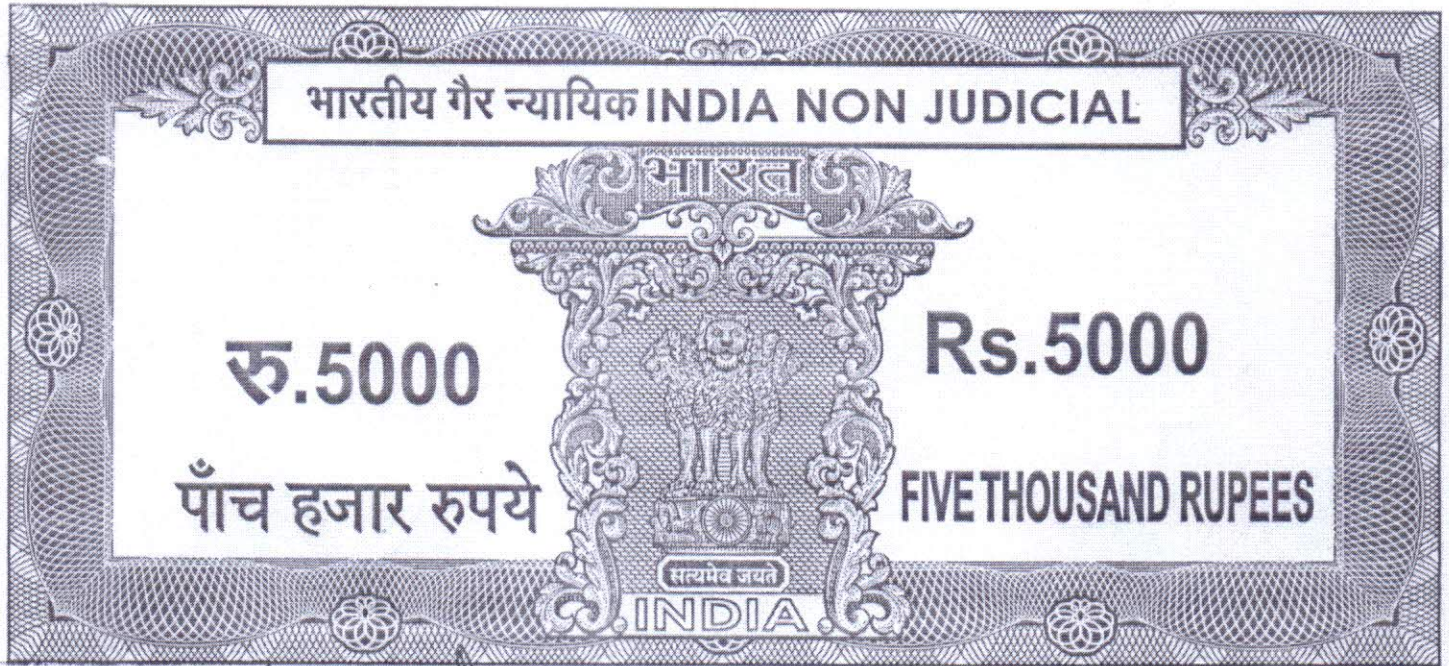
उत्तराखण्ड UTTARAKHAND

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lines on the plan being " **Annexure A**" hereto **UNTO AND TO THE USE** of the Purchaser **SUBJECT TO** the payment of all taxes, cesses, rates and other outgoings payable to the Village Panchayat of Danio Ka Danda or any other public body or legal authority in respect of the **Said Property**.

AND the Vendors do for itself and for its successors and assigns hereby covenant with the Purchaser that it has not at any time hereto before done, omitted, executed or knowingly suffered to the contrary or been a party or privy to any act, deed, matter or thing whereby or by means whereof it has been prevented from granting, conveying, transferring or assuring the **Said Property** unto the Purchaser **AND** that notwithstanding any act, deed, matter and thing done or committed by the Vendor, or knowingly suffered to the contrary, the Vendors have full power, good title and absolute authority to grant, sell, convey, transfer, and assure the **Said Property** unto and to the use of the

L. Akbar Khan *M. H. Khan*



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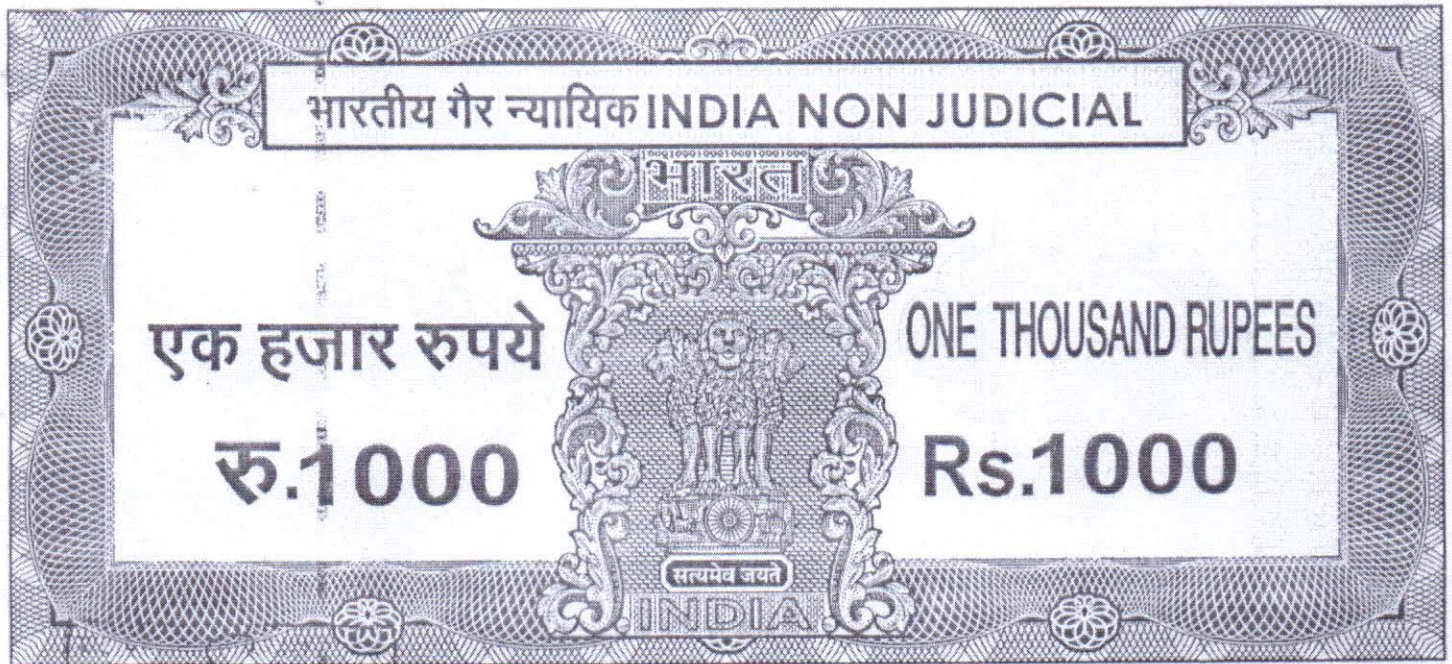
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11 AUG 2011

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Purchaser forever in the manner aforesaid **AND THAT** the Purchaser shall and may, from time to time and at all times hereafter peacefully and quietly enter upon have hold, possess and enjoy the **Said Property** with the appurtenance thereto and receive the profits and benefits thereof for its absolute use and benefit without any lawful suit, eviction, interruption, claim or demand whatsoever from or by the Vendors or its successors or any other person or persons lawfully or equitably claiming by, from, under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise kept by the Vendors, well and sufficiently saved defended and kept harmless or indemnified, of, from and against all claims and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendors or by any person or persons lawfully and equitably claiming or to claim by, from, under or in trust for them **AND FURTHER** that the Vendors and every person having or lawfully or

L. Abba Khan. *[Signature]*



उत्तराखण्ड UTTARAKHAND

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विशेष विज्ञापन
कोड 20, 001

~~equitably~~ claiming any right, title, interest or estate in the **Said Property** hereby granted, conveyed, transferred and assured or expressed so to be, by, from or in trust for them as aforesaid, shall and will from time to time and at all times hereafter, at the request and cost of the Purchaser, do and execute or cause to be done and executed all such further and other lawful acts, deeds, things and assurances in law whatsoever for further, better and more beneficially and perfectly granting, conveying, transferring and assuring the **Said Property** unto and to the use of the Purchaser in the manner aforesaid, as by the said Purchaser or its Counsel or Counsels in law may require **AND THE VENDORS DOTH HEREBY FURTHER COVENANTS WITH PURCHASER THAT** the Purchaser either by itself or through its successors, servants, agents, tenants, lessees, assignees, transferees, contractors, sub-contractors with or without vehicles i.e. light, commercial, heavy vehicles, goods and materials required for development of the **Said Property** described in the schedule

L. Dabul Khan *M. S. Laxman*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES

Rs.1000



INDIA

उत्तराखण्ड UTTARAKHAND

11 AUG 2011

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निजीत विभाग
कोड नं. 001

hereunder written to pass and re-pass at all times day and night along and over the said right of way passing through property bearing Khata no 001, Khasra Number 93 Ka & 94 Ka admeasuring an area of 0.6030 Hectares and 0.7810 Hectares admeasuring a total of **1.3840 Hectares** situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, Uttarakhand connecting to the public road from the **Said Property** forever.

The Vendors shall, at the request and cost of the Purchaser, do execute and perform all such further acts, deeds and things as may be required by the Purchaser for the purpose of more perfectly conveying and assuring the **Said Property** in favour of the Purchaser conveyed hereunder and/or for the purpose of recording and registering in the name of the Purchaser in all Government Records including Land Revenue and Land Survey Department.

L. Akbar Khan - *[Signature]*



उत्तराखण्ड UTTARAKHAND

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मि. गैर न्यायिक
कॉड 88-001

Rs. 2,03,88,000/- on which stamp duty payable would be Rs. 5,09,700/- @ of 2.5%. Thus the calculation of total stamp duty is comes to Rs. 8,90,300/-. On which The purchaser has already paid Rs. 5,61,050/- (Rupees Five lacs sixty one thousand and fifty only) of stamp duty vide following sale agreements –

1. Agreement to sale dated 23/03/2011 Book no 1 Vol no 64 Page no 339 - 414, Document no 464 registered at Sub-registrar III, Dehradun in on which a total stamp duty of Rs 2,45,000/- was paid.
2. Agreement to sale dated 16/05/2011 Book no 1 Vol no 85 Page no 107 - 160, Document no 754 registered at Sub-registrar III, Dehradun in which a total stamp duty of Rs 3,16,050/- was paid.

In. Akbar Khan. *[Signature]*



उत्तरांचल UTTARANCHAL

A 606502

18 AUG 2011

विशेष विज्ञापन
कोड २६००२

The balance stamp duty Rs. 3,29,500/- (Rs. Three Lack Twenty Nine Thousand Five Hundred Only) plus applicable Registration Charges is being paid at the time of Registration of this Sale Deed.

The purchaser has received a permission from the Uttarakhand Government to purchase the said land according the provision of the act vide letter no 2183/XVIII(II)/2011-1(76)/2010 dated 17/08/2011.

This land is more than 500 meter away from the main Mussoorie bypass road.

The Permanent Account Number (PAN) of the Vendors are as follows

1. Mr. Mohd Akbar Khan - ALXPK7320H
2. Mr Mohd Aslam Khan - APBPK5967Q

The Permanent Account Number (PAN) of the Purchaser is Sir Biotech India Limited - AAACR 4132P.

Mr. Akbar Khan

Mr. Akbar Khan

For Sir Bio Tech India Limit

Mr. Akbar Khan
Director/Auth. Si

THE SCHEDULE ABOVE REFERRED TO

(Description of the said entire property)

All that piece and parcel of property/Tourism land bearing Khata no 001, Khasra Number 93 Ka & 94 Ka admeasuring an area of 0.6030 Hectares and 0.7810 Hectares and Khata no 00039 bearing admeasuring a total of **1.3840 Hectares** situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, Uttrakahand

The **Said Property** is bounded as under –

On the East	–	by Nala
On the West	–	by Nala
On the North	–	by survey no.92 Ga
On the South	–	by Nala

A common 30 feet wide passage from Khasra no 92 kha Me to Khasra no 93 Ka connects khasra no 92 Ga

The **Said Property** is shown in red colored boundary in the plan annexed hereto.

Li. R. Babar Khan

[Signature]

For Sir Bio Tech India Limited

[Signature]

at Nuh

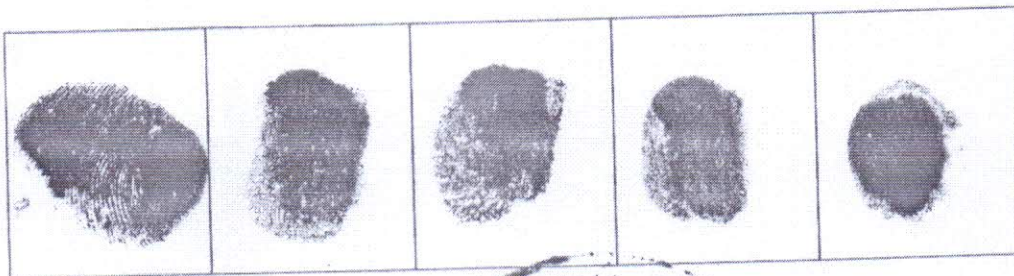
Director/Auth. Sign

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and Seal the day and year first hereinabove written.

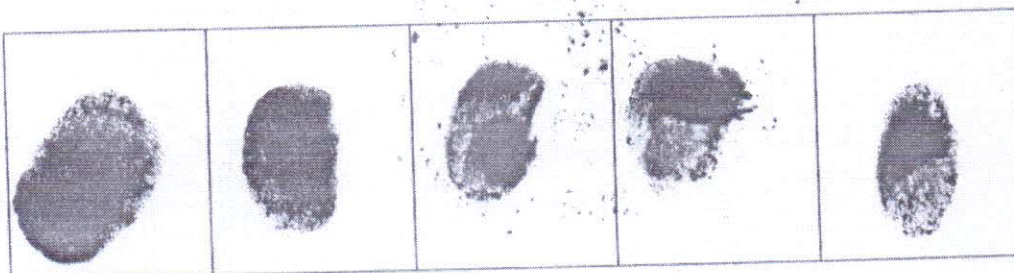
SIGNED, SEALED AND DELEVERED
BY THE VENDOR

Mr. Mohd Akbar Khan

A). Mr. Mohd Akbar Khan



Right Hand Finger Prints of Mr. Mohd Akbar Khan



Left Hand Finger Prints of Mr. Mohd Akbar Khan

Mr. Mohd Akbar Khan

MS Akbar Khan

For Sir Bio Tech India Limited

[Signature]

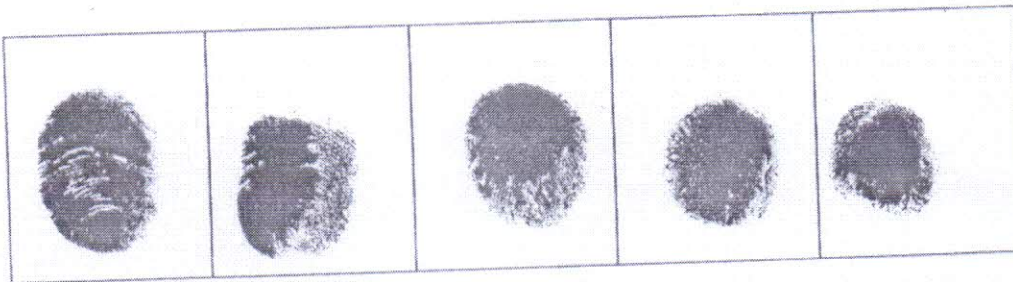
of Nantong

Director/Auth. Sign

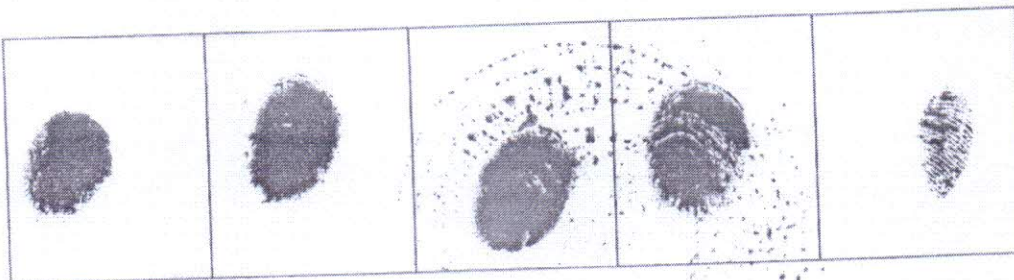
SIGNED, SEALED AND DELEVERED
BY THE VENDOR

M. Aslam Khan

B). Mr. Mohd Aslam Khan



Right Hand Finger Prints of Mr. Mohd Aslam Khan



Left Hand Finger Prints of Mr. Mohd Aslam Khan

M. Aslam Khan

L. Akbar Khan

For Sir Bie Tech India Limited
[Signature] of Director/Author

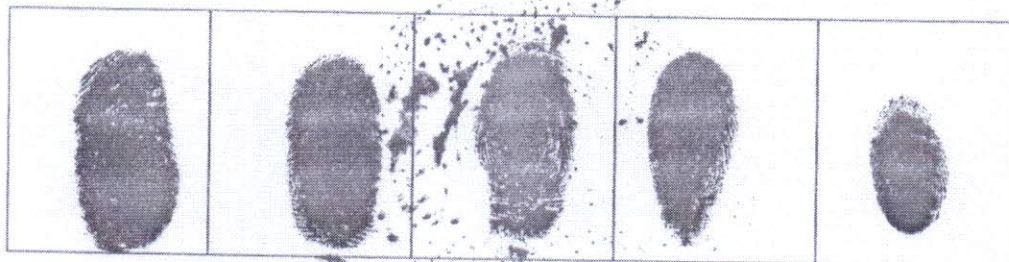
SIGNED, SEALED AND DELEVERED
BY THE PURCHASER



A.) Mr. Pawan Kumar
Authorized Signatory
FOR SIR BIOTECH INDIA LIMITED

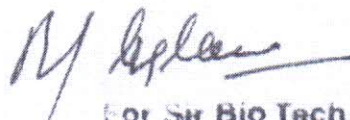


Right Hand Finger Prints of Mr. Pawan Kumar



Left Hand Finger Prints of Mr. Pawan Kumar

Mr. Qabae Khan



For Sir Bio Tech India Limited

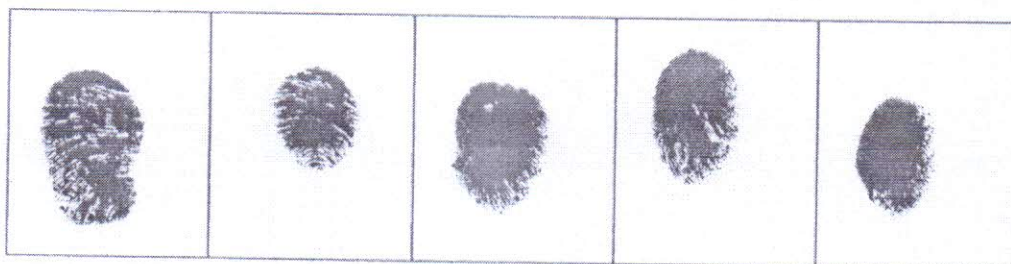


Director/Auth. Sign

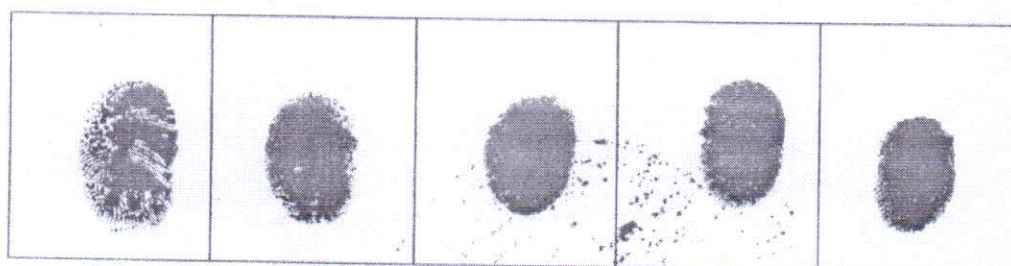
SIGNED, SEALED AND DELEVERED
BY THE PURCHASER

of Nautiyal
B). Mr. Abhinav Nautiyal
Authorized Signatory

FOR SIR BIOTECH INDIA LIMITED



Right Hand Finger Prints of Mr. Abhinav Nautiyal



Left Hand Finger Prints of Mr. Abhinav Nautiyal

WITNESSES:

in hand final
1. *Muhammed Farid*
S/o Late. Muhammed Nasir
29 Nala Pani Road
D. Kun
mob-9412008718

2. *Rajendra Kumar*
(Rajendra Kumar)
H/O V. C. C.

Mr. Akhmal Khan

[Signature]

RECEIPT

RECEIVED of and from the above named Purchaser a sum of Rs. 80,00,000/- (Eighty lac Only) By DD No: 017177 dated 24/08/2011 drawn on HDFC Bank Ltd. being full payment of the sale consideration price of the Said Property.

Received Rs. 80,00,000/- (Rupees Eighty lac Only)

Mr. Akbar Khan

(VENDOR)

Mr. Mohd. Akbar Khan,
s/o Late Mohd Azam Khan
R/o 75 A Rajpur Road
Dehradun, Uttarakhand

Mr. Akbar Khan

[Signature]

For Sir Bio Tech India Limited

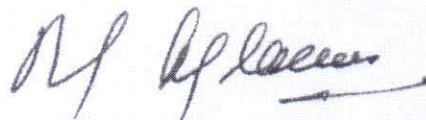
[Signature]

of Nandga
Director/Auth. Sign

RECEIPT

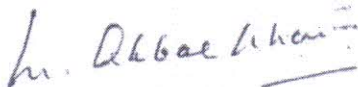
RECEIVED of and from the above named Purchaser a sum of Rs.80,00,000/- (Rupees Eighty Lac Only) By DD No: 017176 dated 24/08/2011 drawn on HDFC Bank Ltd. being full payment of the sale consideration price of the Said Property.

Received Rs.80,00,000/- (Rupees Eighty lac Only)

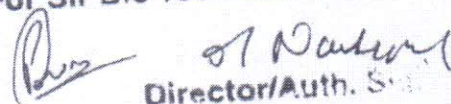


(VENDOR)

Mr. Mohd. Aslam Khan
s/o Late Mohd Azam Khan
R/o 75.A Rajpur Road
Dehradun, Uttarakhand



For Sir Bio Tech India Lim.



Director/Auth. Sir

बही नम्बर 1 जिल्द 116 पृष्ठ 305 से 398

में नम्बर 1,305 पर आज दिनांक 25-August-2011

में रजिस्ट्री की गयी ।

उप निबन्धक तृतीय, देहरादून



TITLE PLAN OF LAND OF NEW KHASRA NO. 93 (KA) MIN (OLD KHASRA NO. 69, 70, 71, 72, 73),
 MEASURING 6030 SQ. MT. AND NEW KHASRA NO. 94 (KA) MIN (OLD KHASRA NO. 68, 74, 75, 76, 77, 78),
 MEASURING 7810 SQ. MT. TOTAL LAND MEASURING 13840 SQ. MT.,
 SITUATED IN VILLAGE DANIG KADANDA PARGANA CENTRAL DOON, DISTT. DEHRADUN,
 SCALE = 1" = 600' OR 1" = 50'.
 NAME OF SELLER: SARDAR MOHAMMAD AKBAR KHAN AND MOHAMMAD ASLAM KHAN
 SONS OF LATE SARDAR MOHAMMAD AZAM KHAN
 RESIDENTS OF 75-A, RAJPUR ROAD, DEHRADUN
 NAME OF PURCHASER: SIR BIOTECH INDIA LTD
 6926 JAIPURIAMILLS, DELHI, 110007
 OLD PORTION SHOWN AS: []

