

1360

(42)

SALE DEED

DETAILS FOR THE SUB-REGISTRAR OFFICE

1. SALE CONSIDERATION : Rs. 4,00,000/-
2. MARKET VALUE : Rs. 5,50,000/-
3. TOTAL STAMP DUTY PAID : Rs. 27,500/-
4. KIND OF LAND : Agriculture
5. DISTANCE FROM MAIN ROAD : 500 Mtrs
6. Description of Land : ALL THAT Khasra No. 92 Kha
(Me) area 250 Sq. Mtr, Situated at
Village Danio Ka Danda, Pargana
Pachwadoon, Distt. Dehradun.
DL No - 17877 dated - 16-12-08
Form - 60
7. NAME & ADDRESS OF THE SELLER : Mr. Rao Maqbool Khan, S/o Rao
Mohd Ahmed R/o Pathanpura,
Roorkee, District Haridwar,
Uttarakhand.
8. NAME & ADDRESS OF THE PURCHASER:
M/S. SIR BIOTECH INDIA LIMITED. PAN NUMBER -
AAACR4132P, THROUGH ITS POWER OF ATTORNEY SHRI
PAWAN KUMAR S/O SHRI K.R. SHARMA, R/O 1921, GALI MATA
WALI, CHANDNI CHOWK, DELHI-110006. PAN No - AKVPK5766E
9. NO. OF STAMP SHEETS : 7

Drafted by: Vijay Kr. Baurai, Advocate, Dehradun.

For Sir Bio Tech India Limited

Rao Maqbool Khan

Director/Auth. Sign



उत्तराखण्ड UTTARAKHAND

341608

941608

29 AUG 2011

जिर्जात, जिला

DEED OF SALE

THIS DEED OF SALE is made and executed at Dehradun, on this 2nd day of, September 2011.

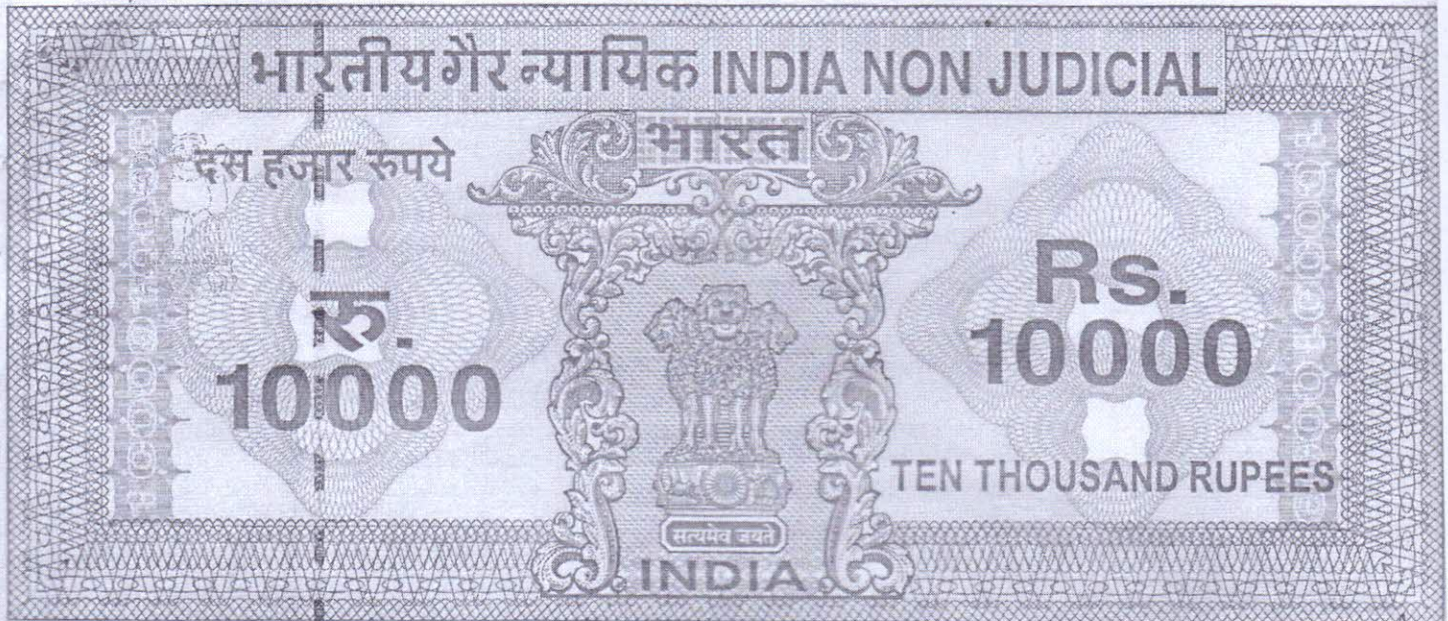
BETWEEN

Mr. Rao Maqbool Khan, S/o Rao Mohd Ahmed R/o Pathanpura, Roorkee, District Haridwar, Uttarakhand Hereinafter referred to as "PROSPECTIVE VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, successors-in-interest, legal representative and assigns) of the first part.

AND

For Sir Bio Tech India Limited

Director/Auth. Sign



उत्तराखण्ड UTARAKHAND
जिला कार्यालय, देहरादून
- 4 AUG 2011
जिज्जात विक्रय
नोड २००५

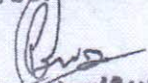
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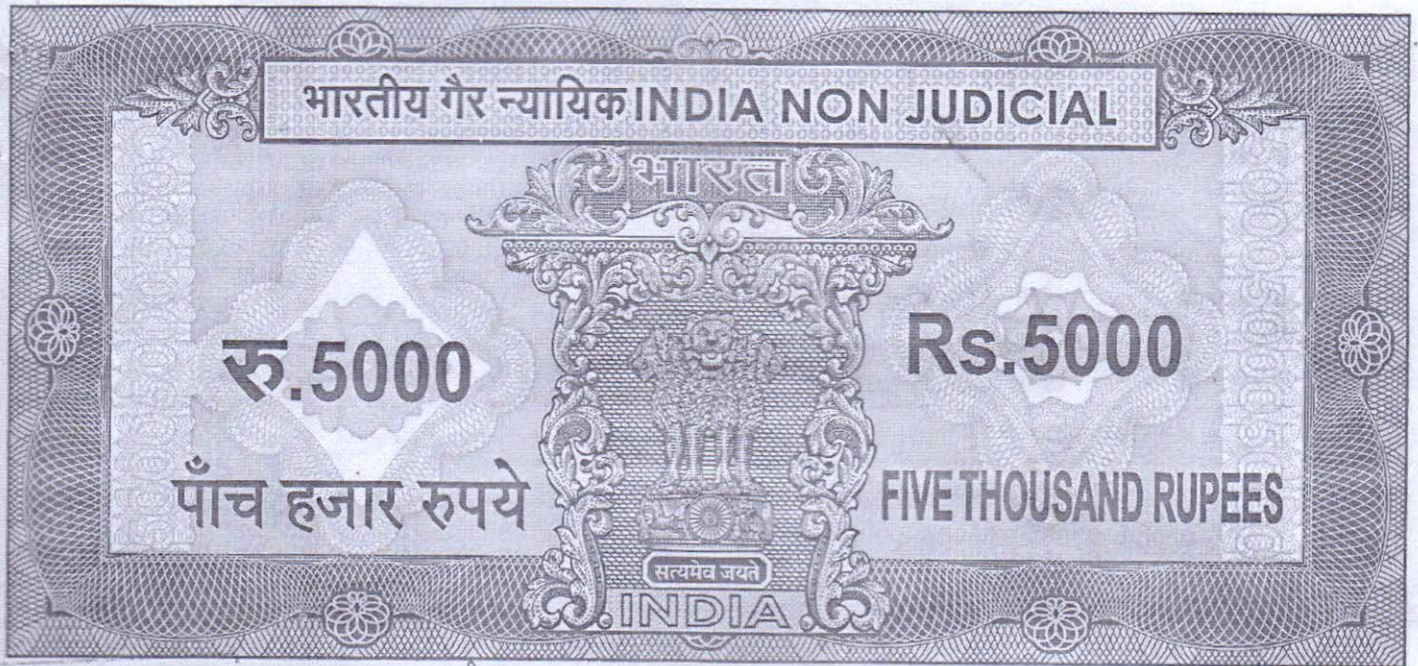
M/S SIR BIO TECH INDIA LIMITED, a Company incorporated under the provisions of Companies Act 1956, having its registered office at; 6926, Jaipuria Mills, Clock Tower, Subzi Mandi, Delhi 110007 represented by its power of attorney holders Mr. Pawan Kumar S/o Mr. H.R. Sharma, aged 30 Years, married, occupation – service, Indian National, R/o. 1921, Gali Mata Wali, Chandni Chowk, Delhi-110006, duly registered at Sub Registrar of Salcete Taluka, Goa, having serial number 217, dated 12/01/2011, hereinafter referred to as "PROSPECTIVE PURCHASER" of the OTHER PART.

Each of the expressions "THE PROSPECTIVE VENDOR" 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.

Rao Maghar B

For Sir Bio Tech India Limited


Director/Auth. Sign



उत्तरांचल UTTARANCHAL ✓

486068

25 AUG 2011

गुप्त किया
जो रजि. 001

A. WHEREAS; there exists a property / land bearing Khata no 00039 bearing Khasra no 92 Kha(Me) measuring 0.0634 Hactares situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehadun District, Uttrakahand bounded as per the records of land registration office on the East – by Nala; On the West – by 92 Ga On the North by Khasra No 92 Kha And South Khasra No 92 Ga

B. AND WHEREAS; by Sale Deed dated 13/05/1991, registered with the Sub-Registrar of Dehradun, by and between Smt. Satya Khurana w/o Mr T. R. Khurana ,r/o E -570 , Greater Kailash 2 , New Delhi through GPA holder Smt. Prem Jain w/o Shri J.P. Jain r/o 212 Rajpur Road, Dehradun duly appointed as such vide GPA dated 20/11/1990 registered as no 5354 in book no iv vol-1743 on pages 53-55 in the office of the sub-registrar , new Delhi with nominator Shri K K Soin son of Shri H.L. Soin

Rao M. S. Soin

For Sir Bio Tech India Limited

Director/Auth. Soin

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28.8.2011

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ARAMOD SHARMA
STAMP VENDOR
COMPOUND DELHI

क्रेता द्वारा शपथपत्र धारा 154(4)(1)(क)/

लेखपत्र संख्या-

जसा प्रति

प्रतिलिपि/किस्त जमीन

प्रस्तुत किया।

Sale (Immovable)	प्रलेख सं 1,360 बही 1	प्रतिफल रु0	मालियत रु0
Sale(Residential Plot)		400,000.00	550,000.00
रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग
10,000.00	10.00	420.00	10,430.00
			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

ने आज दिनांक 02/09/2011 समय 2:05 pm

को कार्यालय उपनिबन्धक तृतीय, देहरादून

मे प्रस्तुत किया।

उपनिबन्धक तृतीय, देहरादून

02-Sep-2011

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री
राव मकबूल खान s/o राव मौहम्मद अहमद, पठानपुरा रुडकी, हरिद्वार/



मै. सर बायो टेक इंडिया
लि.द्वारा पवन कुमार

ने विक्रय धन मुबलिंग 400,000.00

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।

ने भी स्वीकार किया। जिनकी पहचान

श्री मौहम्मद फरीद

पुत्र श्री मौहम्मद नसीर

निवासी 29 नालापानी रोड देहरादून

श्री अभिनव नौटियाल

पुत्र श्री शोभाराम नौटियाल

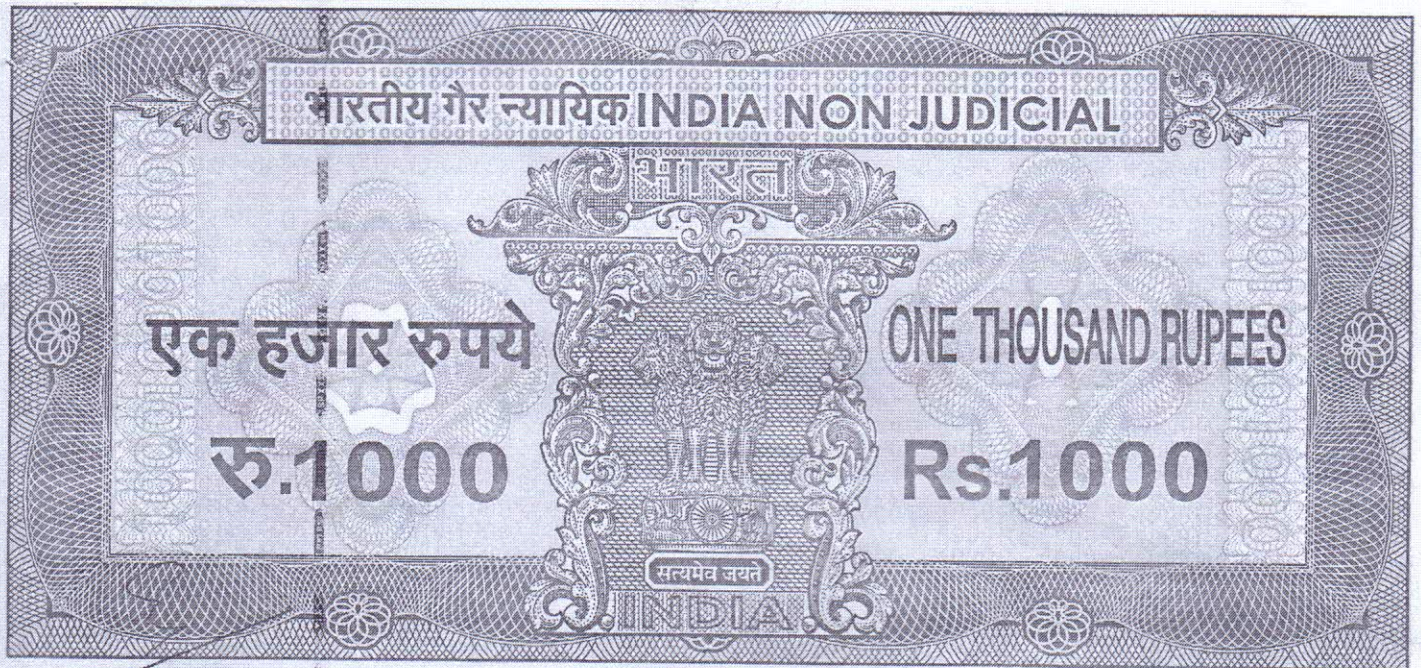
निवासी भानियावाला देहरादून

ने की।

उपनिबन्धक तृतीय, देहरादून

02/09/2011





उत्तराखण्ड UTTERAKHAND

505198

29 AUG 2011

निर्गत किया
कोड सं. 001

resident of 212, Rajpur Road, Dehradun who purchased the land through registered agreement dated 10/05/1990 duly registered in Book no 1, Vol 2964 on page 83 , additional file book no 1, volume 3779 on pages 283-88 on document no 6273 in the office of sub-registrar Dehradun . And whereas in exercise of the powers of nomination given in the said agreement the nominator had nominated Mr Rao Maqbool Khan as purchaser of the Khasra No 92 Kha adeasuring 4090 Sq Mtr sold, transferred, conveyed and assured the **Property** in favour of Mr. Rao Maqbool Khan through sale deed dated 13.03.1991 duly registered in Sub Registrar office Dehradun in Book no 1 Vol 3520 , Page no 116 ADF no 1 , Vol 4054 , Page 259-278 as document no 3174. The Vendor herein for consideration and on the terms and conditions more particularly mentioned therein.

Rao Maqbool Khan

For Sir Bio Tech India Limited

Director/Auth. Sign

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29/8/11

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शा. नं. 1360
अनिल कुमार मिश्र
राजस्थान सरकार
देहरादून

Book No. 1

Registration Year 2011

Registration No 1,360



Rao Mayal K

राव मकबूल खान

Bans

मै. सर बायो टेक इंडिया लि. द्वारा प

Mohd Farid

मौहम्मद फरीद

Dr. Nautiyal

अभिनव नौटियाल



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

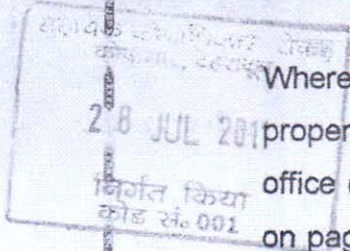
उपनिबन्धक तृतीय, देहरादून

02-September-2011



उत्तरांचल UTTARANCHAL

A 831561



Where as Mrs. Satya Khurana became the owner of the property by virtue of sale deed Dated 13.8.1987 registered in the office of Jt Sub Registrar ,Mussoorie in Book no 1 volume 116 on page 301, Addl file book no 1 volume 117, on pages 275 to 298 as document no 204/87 executed by Shri Puran Singh and Bir Singh sons of Dalip Singh r/o Danio Ka Danda Dehradun on 17.8.1987.

And whereas Mrs Satya Khurana has agreed to sell the the land to the Nominator Mr K K Soin via registered agreement to saledated 10.05.1990 Sub Registrar Dehradun in Book no 1, Vol No 2964 ,Page no 83 ,Addl File Book no 1, Vol No 3779 Page Nos 283 to 288 as document no 6273 dated 18.5.1990

AND WHEREAS; in view of sale and transfer of all the rights, title and interest as stated in foregoing para, the said Vendor,

Rao Mughal

For Sir Bio Tech India Limited

Rao
Director/Auth. Sign

Page 5 of 19



उत्तरांचल UTTARANCHAL

A 831562

2 JUL 2011

कॉड सं. 001

Mr. Rao Maqbool Khan, became the owner and is in exclusive possession of the **Property bearing Khasra No 92 Kha.**

And whereas the said Rao Maqbool Khan agreed to sell a portion of the said land (3456 Sq Meter) to 1. Sardar Jagdish Singh s/o Sardar Laxman Singh r/o Meedo Plaza Complex, Rajpur Road, Dehradun 2. Sh Virendra Singh s/o Late Sukhbir Singh r/o Kishenpur, Rajpur road, Dehradun. 3. Sh Arun Bhatnagar, S/O Late Nand Kishore Bhatnagar r/o Kishenpur, Rajpur road, Dehradun on 19.05.2005.

AND WHEREAS; in view of sale and transfer of all the rights, title and interest as stated in foregoing para, the said Vendor, Mr. Rao Maqbool Khan, became the owner and is in exclusive possession of the **Property bearing Khasra No 92 Kha(Me) admeasuring 634 Sq Meter.**

Rao Maqbool Khan

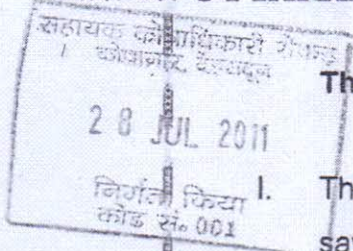
For Sir Bio Tech India Limited

Director/Auth. Sign



उत्तरांचल UTTARANCHAL

A 831568



The Vendor hereby declares and confirm as follows:

- I. That the Vendor alone are entitled to the **Said Property** and save and except Vendor, 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 Vendor are solely entitled to transfer the **Said Property** to the Purchaser;
- III. That the Vendor 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;

Rao M. K. B.

For Sir Bio Tech India Limited
Director/Auth. Sign

- IV. That the titles of the Vendor 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 Vendor nor 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;
- VII. That the Vendor 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 Vendor 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;

Rao M. J. K.

For Sir Bio Tech India Limited

Director/Auth. Sign

- 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;
- X. That the Vendor 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 Vendor or any other persons on their behalf;
- 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;

Rao Magesh B

For Sir Bio Tech India Limited

Director/Auth. Sign

XIII. That the Vendor 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 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 Vendor 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 the **Said Property**. The Vendor indemnifies the Purchaser against

Rao Mahesh

For Sir Bio Tech India Limited
Director/Auth. Sign

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 Vendor 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 Vendor 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 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 a total of **250 Sq Meter** from 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.

Rao Mayappa

For Sir Bio Tech India Limitea
Rao
Director/Auth. Sign

**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 **Rs. 4,00,000/- (Rupees Four Lac only)** in respect of the **Said Property** through **DD No 017208 Dated 30/8/2011 drawn** on HDFC bank Dehradun in Favour of Mr. Rao Maqbool Khan paid at the time of this Sale deed.

The Vendor 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, 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

Rao Maqbool Khan

For Sir Bio Tech India Limited

Director/Auth. Sign

The property / land bearing Khata no 00039 bearing Khasra no 92 Kha Me measuring 0.0250 Hactares situated at Danio Ka Danda Village, Pargana Pachwadoon , Sadar Tehsil, Dehadun District, Uttrakahand bounded as per the records of land registration office on the East – by Survey No 92 Kha (Me); On the West – Road On the North by Khasra No 92 Kha And South Khasra No 92 Ga Uttrakahand connected to the Public Road as shown by Red coloured 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 Vendor 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 Vendor 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 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,

Rao M. J. K.

For Sir Bio Tech India Limtier
Director/Anith

claim or demand whatsoever from or by the Vendor 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 Vendor, 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 Vendor 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 Vendor and every person having or lawfully or 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 VENDOR 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 hereunder written to pass and re-pass at all times day and

Rao M. S. K.

For Sir Bio Tech India Limited

Director/Author

night along and over the said right of way passing through property / land bearing Khata no 00039 bearing Khasra no 92 Kha Me measuring 0.0250 Hactares situated at Danio Ka Danda Village, Pargana Pachwadoon , Sadar Tehsil, Dehadun District, Uttrakahand bounded as per the records of land registration office on the East – by Survey No 92 Kha(Me); On the West – Road On the North by Khasra No 92 Kha And South Khasra No 92 Ga connecting to the public road from the **Said Property** forever.

The Vendor 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.

The Vendor hereby accorded its free consent/no objection for recording the name of the Purchaser in the column known as "Name of the Occupant" in revenue records as owner of the **Said Property**.

The Vendor have today handed over to the Purchaser vacant and peaceful possession of the **Said Property** by showing all the four boundaries.

The Purchaser shall bear all the expenses relating to the Payment of Stamp Duty and Registration charges in respect of the **Said Property**.

Reo M. G. Kher 12

For Sir Bio Tech India Limited
Director/Auth. Sign

The Market value of the **Said Property** is **Rs. 5,50,000/- (Rupees Five Lac Fifty Thousand only)** accordingly **5% Stamp Duty of Rs. 27,500/- (Rs. Twenty Seven Thousand, Five Hundred only)** is

affixed plus applicable Registration Charges are paid/shall be payable

at the time of Registration of this Sale Deed. *Property situated more than 500 metre from Rajpur Road and more than 100 mt. away from 30' wide Road.*

The Vendor is a farmer and does not have a Permanent Account Number (PAN) therefore giving a declaration in form no 60.

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

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

THE SCHEDULE ABOVE REFERRED TO

A piece and parcel of property land bearing bearing Khata no 00039 bearing Khasra no 92 Kha Me measuring 250 Sq. Mtrs situated at Danio Ka Danda Village, Pargana Pachwadon, Sadar Tehsil, Dehadun District, Uttarakhand bounded, as per the records of land registration office on the the **Said Property** is bounded as under –

On the East	–	by part of survey no 92 Kha (me)
On the West	–	by Road
On the North	–	by survey no.92 Kha

For Sir Bio Tech India Limited

[Signature]
Director/Auth. Sign

[Signature]

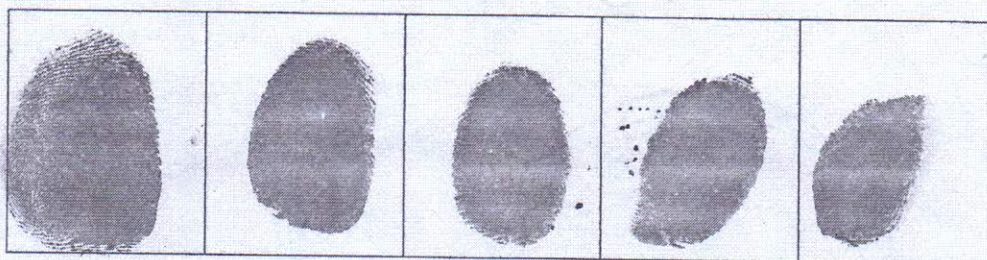
On the South — by Survey no 92 Ga
The **Said Property** is shown in red colored boundary in the plan
annexed hereto.

SIGNED, SEALED AND DELEVERED by the
Within named **VENDOR**

Rao Maqbool Khan
Mr. Rao Maqbool Khan



Right Hand Finger Prints of Mr. Rao Maqbool Khan



Left Hand Finger Prints of Mr. Rao Maqbool Khan

Rao Maqbool Khan

For Sir Bio Tech India Limited

[Signature]
Director/Auth. Sign
Page 17 of 19

SIGNED, SEALED AND DELEVERED
BY THE PURCHASER



Mr. Pawan Kumar

Authorized Signatory

FOR SIR BIOTECH INDIA LIMITED



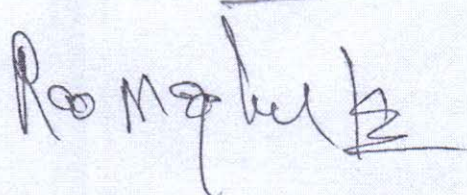
Right Hand Finger Prints of Mr. Pawan Kumar



Left Hand Finger Prints of Mr. Pawan Kumar


WITNESSES:

^{mohd farid}
1. Mohammed Farid
S/o Late Mohammed Nasir
29 Nala Puri Road
Dehra Dun
mob. 9412008718
DC No - VA 0719930117117



2. ^{of Nautya}
Mr. Abhinav Nautiyal
s/o sri Shobha Ram Nautiyal
Bharigawal D.D.
PAN No. - ABCPN 3901A

For Sir Bio Tech India Limited

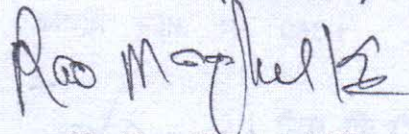

Director/Auth. Sign
Page 18 of 19

RECEIPT

RECEIVED of and from the above named Purchaser a sum of Rs. 4,00,000/- (Rupees Four Lac only) By DD No: 017208 dated 30/08/2011 drawn on HDFC Bank Ltd. being full payment of the sale consideration price of the Said Property.

Received Rs.4,00,000/- (Rupees Four Lacs) only.

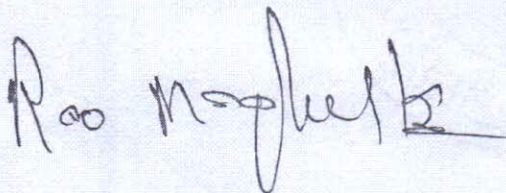
(VENDOR)



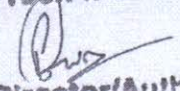
Mr. Rao Maqbool Khan

S/o Late Rao Mohd Ahmed

R/o Pathanpura Rorkee Haridwar, Uttarakhand



For Sir Bio Tech India Limited



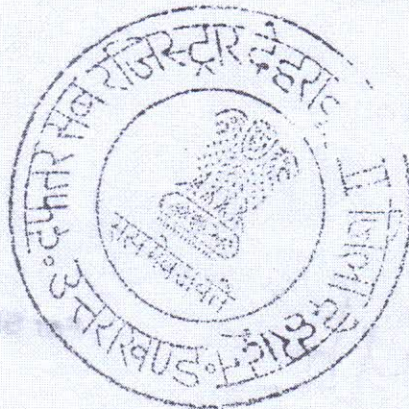
Director/Auth. Sign

बही नम्बर 1 जिल्द 119 पृष्ठ 289 से 330

में नम्बर 1,360 पर आज दिनांक 02-September-2011

में रजिस्ट्री की गयी ।

उप निबन्धक तृतीय, देहरादून




SITE PLAN OF LAND OF KHASRA NO. 92 (KHA) MIN., MEASURING 634 SQ.MT.,
SITUATED IN VILLAGE DANIYON KA DANDA, CENTRAL DOON, DEHRADUN.
SCALE = 1:600 OR 1"=50'.

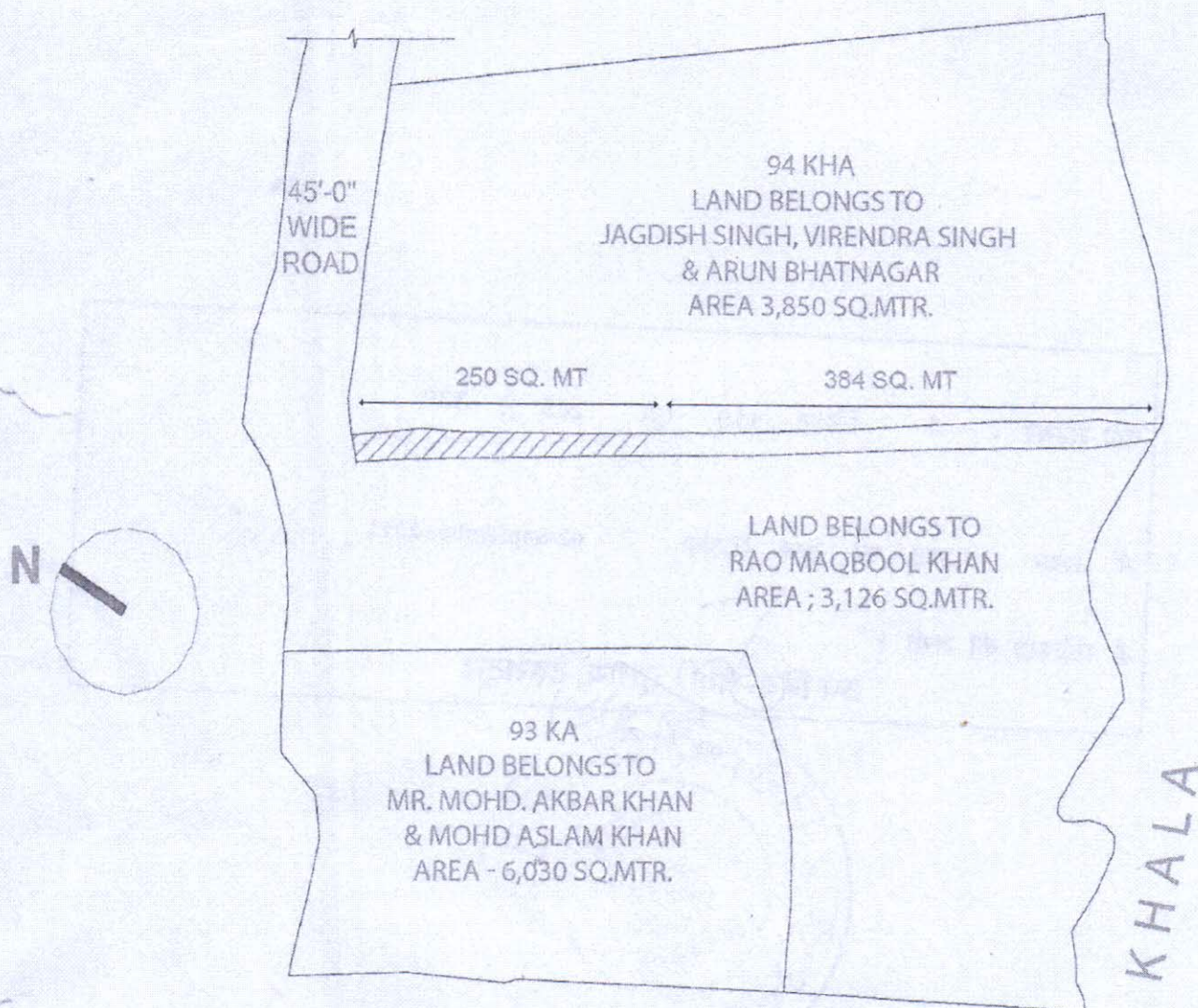
NAME OF SELLER : MR. RAO MAKBUL KHAN

S/O RAO MOHAMMAD AHMED

NAME OF PURCHASER : SIR BIOTECH INDIA LTD.

6926 JAIPURIA MILLS, DELHI, 110007

SOLD PORTION SHOWN AS:  250 SQ METER



Rao Makbul Khan

For Sir Bio Tech India Limited

[Signature]
Director/Auth. Sign

LETTER OF POSSESSION

From:

Dated : 2, September 2011

Place : Dehradun

Mr. Rao Maqbool Khan,
S/o Rao Mohd Ahmed
R/o Pathanpura, Roorkee,
District Haridwar,
Uttarakhand

To

M/s. SIR BIOTECH INDIA LIMITED
6926, Jaipuria Mills, Clock Tower,
Subzi Mandi, Delhi 110 007

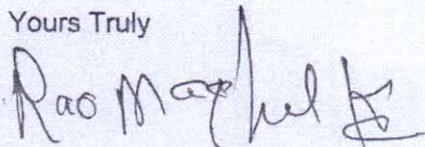
Dear Sirs,

Re: Property bearing Khata no 00039 bearing Khasra no 92 Kha (Me) measuring 250 Sq. Mtrs. situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehradun District, Uttarakhand

I the undersigned owner of the above referred property, beg to record that in pursuance of the Sale deed dated 02.09.2011 executed by me in your favour, have simultaneously handed over to you quiet, peaceful and vacant possession of the said property as shown in the planned annexed and forming part of the proposed Sale Deed.

Henceforth, you as the party to Sale Deed of the said property shall be entitled to use, occupy and enjoy the same as the beneficial owner thereof.

Yours Truly



Rao Maqbool Khan,

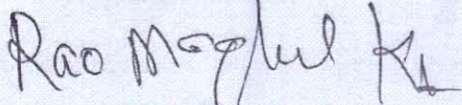
Date : 02.09.2011

Place : Dehradun

RECEIPT

I hereby acknowledge the receipt of **Rs. 4,00,000/- (Rupees Four Lac only)** through **DD No 017208** dated **30/08/2011** drawn on HDFC bank Dehradun In Favour of Mr. Rao Maqbool Khan, as full and final payment of towards the sale consideration of Land bearing Khata no 00039 bearing Khasra Number 92 Kha (Me) measuring an area of 250 Sq. Mtrs. situated at Danio Ka Danda Village, Pargana Pachwadoon, Sadar Tehsil, Dehradun District, Utrakahand.

Rao Maqbool Khan


(Signature: of Receipants')

Date : 02/09/2011

Place : Dehradun