



हरियाणा HARYANA

157501

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
Page 1 of 46

SALE DEED

Sale deed for the sum of Rs. 1,39,12,000.00
Stamp duty @ 6% i.e. Rs.8,34,800.00
Page of Stamp: Rs.25,000/33; Rs.5,000/01; Rs.500/09; Rs.100/03
Paid through stamp Paper No.49 Dtd.06.01.2006 issued by
Treasury Office, Gannaur, Distt.Sonepat, Haryana
Revenue State: Village Bhigan

Distt.Stamp Auditor, Sonapat

This sale deed is executed at Gannur, Sonapat Haryana on this 6th day of January 2006 by **Shri Lakhmi Chand and Shri Mange Ram** both the sons of Late Shri Jodha S/o Late Shri Nyadar Singh R/o V & PO Bhigan district Sonapat, Haryana (Hereinafter called the vendors)

In favour of

HPL Protection Technologies Ltd. through its Managing Director **Mr. Lalit Seth** S/o Late Shri Inder Narain Seth, having its registered office at 1/21, Asaf Ali Road, New Delhi-02 (Hereinafter called the Vendee).



Lakhmi Chand

प्रलेख नः 3786

दिनांक 09/01/2006

डीड संबंधी विवरण	
डीड का नाम SALE OUTSIDE MC AREA	
तहसील/सब-तहसील गन्नौर	गांव/शहर भिगान
स्थित सड़क के साथ प्रति एकड़	
भवन का विवरण	
भूमि का विवरण	
चाही	2 Acre 5 Kanai
धन संबंधी विवरण	
राशि 13,912,000.00 रुपये	स्टाम्प ड्यूटी की राशि 834,800.00 रु
रजिस्ट्रेशन-फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: Rampatsad

यह प्रलेख आज दिनांक 09/01/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Lakhmi Chand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Jodha निवासी Bhigan द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गन्नौर

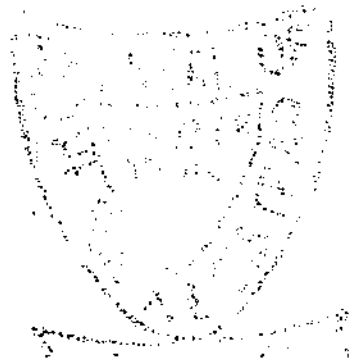
श्री Lakhmi Chand, Munge Ram

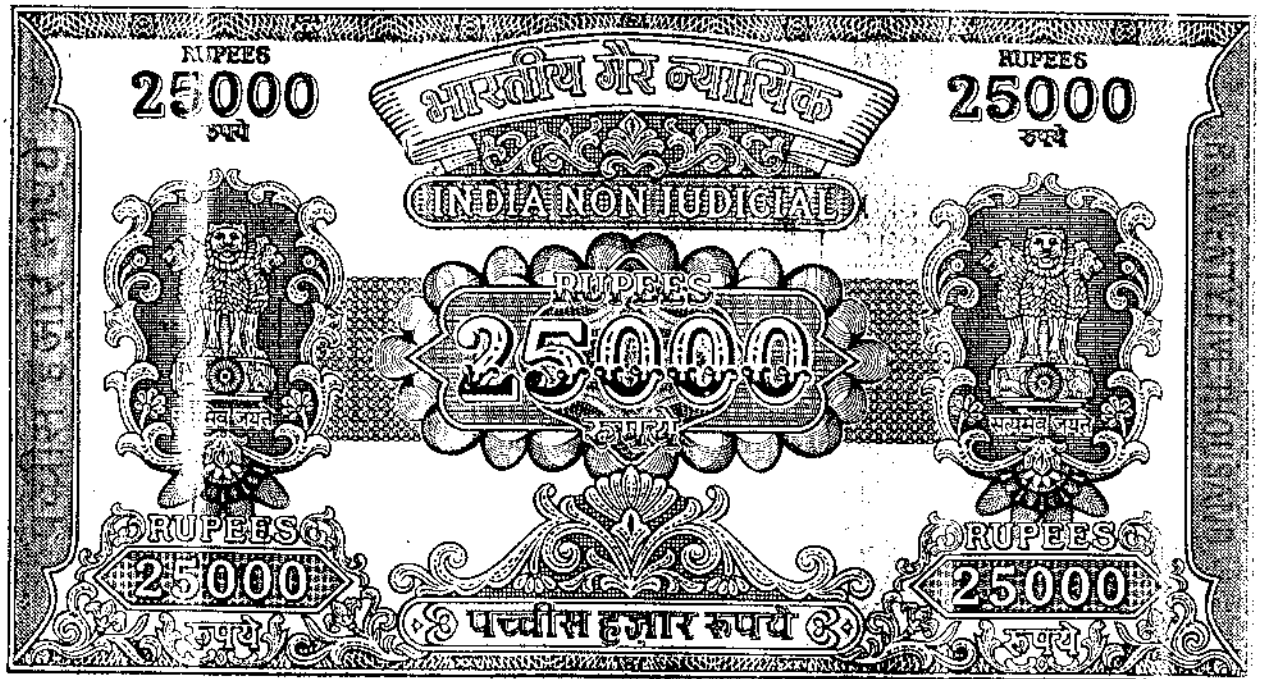
उपरोक्त विक्रेता श्री/श्रीमती/कुमारी H.P.T Ltd. through by Lalit Seth क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधकसमझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Sardha nand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Chander Bhan निवासी Bhigan व श्री/श्रीमती/कुमारी Ravinder Tyagi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sita Ram Tyagi निवासी Burari, Delhi ने की। साक्षी नः 1 को हम नम्बरदार/अधिदक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/01/2006

उप/संयुक्त पंजीयन अधिकारी
गन्नौर





हरियाणा HARYANA

15750244

Sale Deed \HPTL & Mange Ram, Lakhu Chand dated 06/12/2006
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The expression of vendors and vendee shall mean and include the parties, their legal heirs, Successors, Executors, Representatives, Attorney's & assignees etc., etc.

WHEREAS the vendors are lawful and absolute co-owner of the land measuring 21 Kanaals (i.e. 2.625 acres) bearing Khasra No. 9/2 (4-02), 11(8-18) & 12 (8-0), Musteei No. 41, situated within the revenue state of village Bhigan, Tahsil Gannaur, district Sonapat, Haryana (Hereinafter called the land).

The land is surrounded as under –

North – Road known as Dhaturi Road

South – Khasra No.

East – Bounding wall of Hindustan Tin Ltd.

West – Khasra No.





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Sale Deed \HPTL & Mange Ram, Lakhmi Chand dated 06/12/2006
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The shares of the vendors in the land are as follows:-

1. Khatauni No. 272, Kewat No. 224
Khasra Number 9/2 (4-02), 11 (8-18) out of Musteel No. 41 (i.e. Kite 2 area 13-0 Kanaal)
Shri Mange Ram & Shri Lakhmi Chand both having equal shares i.e. 6 - 10 Kanaal each.
2. Khatauni No. 715 , Khewat No. 585
Khasra Numuber 12 (8-0) out of Musteel No. 41
Shri Mange Ram having 1/4 Share i.e. 2 - 00 Kanaal &
Shri Lakhmi Chand having 3/4 share i.e. 6 - 00 Kanaal

Hence the total land measuring 21 Kanaals (description given above) and shares of both the vendors are as follows:

1. Shri Mange Ram - 12 Kanaals, 10 Marlaas
2. Shri Lakhmi Chand - 08 Kanaals, 10 Marlaas





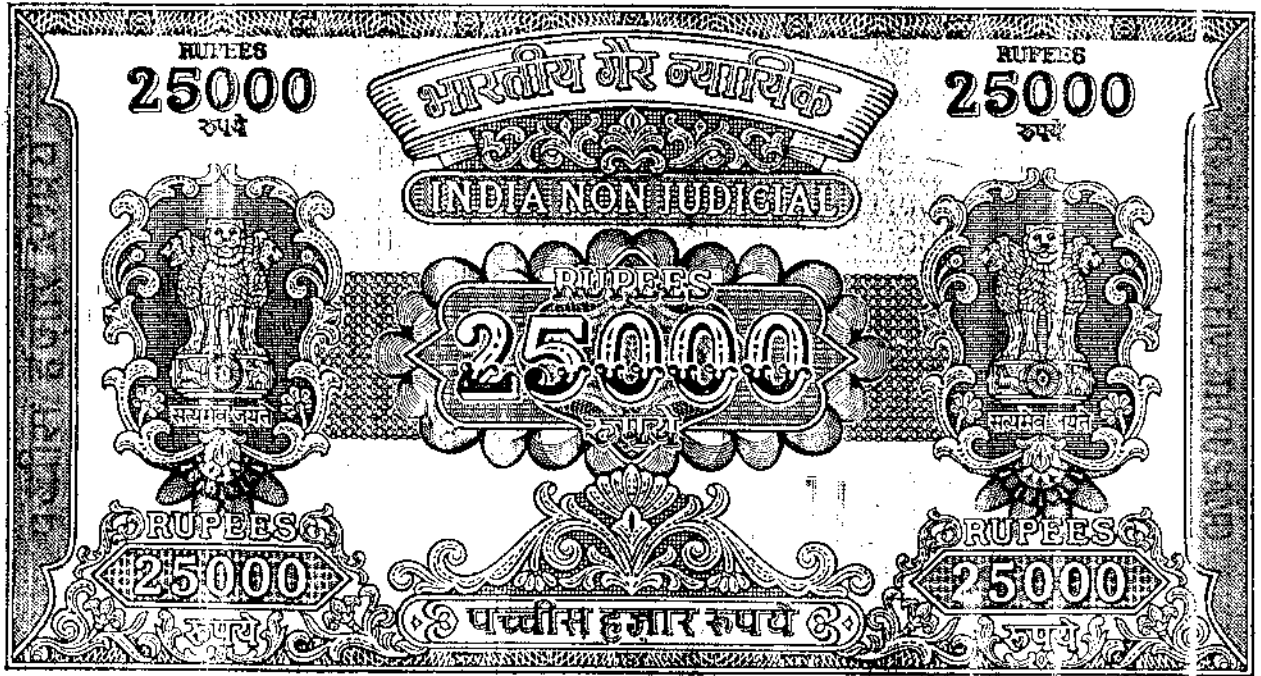
हरियाणा HARYANA

15-504

Sale Deed \HPTC & Mangal Ram, Lachmi Chand dated 06/12/2005
Page 4 of 4

AND WHEREAS the vendors had entered into an agreement to sell regarding the above mentioned land in favour of Mr. Pawan Kumar S/o Shri Attar Singh R/o VPC Gannaur, Sonapat (HR) on 33rd Oct. 2005, which is valid upto 30th May 2006 (hereinafter called document No. 1), Shri Pawan Kumar thereby having rights and interests in the above mentioned land.





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Sale Deed 1 HPTL & Mange Ram, Lakhmi Char., dated 06/01/2006
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AND WHEREAS Mr. Pawan Kumar endorsed / assigned the above mentioned agreement dated 30.10.05 (i.e. document no. 1) with all his rights and interest, in favour of Shri Ashwan , Shri Krishan Kumar both the Sons of late Shri Ram Bhaj R/o VPO Bhigan , Sonapat , Shri,Sukhbir Singh S/o Shri Deep Chand R/o VPO Bhigan, Sonapat and Shri Praveen Kumar S/o Shri Prakash R/o VPO Malik Pur, Sonapat (all the four persons jointly) vide an agreement dated 11th Nov.' 2005 (hereinafter called document no. 2)





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Sale Deed \ HPTL & Ma: go Ram, Lakhmi Chand dated 06/01/2006
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AND WHEREAS by virtue of these above mentioned Documents No. 1 & 2, Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar have an interest and right in the above mentioned land.





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Safe Deed 1 HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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AND WHEREAS Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar hereby agreed, jointly & severally to surrender their rights and interests in the above mentioned land in favour of the vendors, for the consideration mentioned below, which is being paid to them by the vendee on behalf & with the consent of the vendors. The vendors hereby confirm their consent by signing this document.



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Sale Deed LHPYL & Mange Ram, Lakhmi Chand dated 06/01/2006
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AND WHEREAS the vendors, Shri Lakhmi Chand & Shri Mange Ram have agreed to sell and the vendee has agreed to purchase the above mentioned land for the total sum of Rs. 1,39,12,000.00 (Rupees One Crore Thirty Nine Lakhs Twelve Thousand Only).



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Sale Deed\HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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The amount of the sale consideration has been paid by the vendee to the vendors as per given below:

1. A sum of R.s 63,17,000.00 (Rupees Sixty Three Lakh Seventeen Thousand Only) through a Pay Order No.276833 Dated 06.01.2006 issued by UTI Bank Ltd. , Connaught Place, New Delhi in favour of Mr. Lakhmi Chand (the vendor)
2. A sum of Rs. 42,95,000.00 (Rupees Forty Two Lakh Ninety Five Thousand Only) through a Pay Order No.276832 dated 06.01.2006 issued by UTI Bank Ltd. , Connaught Place, New Delhi in favour of Mr. Shri Mange Ram (the vendor).
3. A Sum of Rs. 50,000.00 (Rupees Fifty Thousand Only) in cash and a sum of Rs. 7,75,000.00 (Rupees Seven Lakh Seventy Five Thousand Only) though a Pay Order No.276834 dated 06.01.2006 issued by UTI Bank Ltd. , Connaught Place, New Delhi in favour of Mr. Praveen Kumar S/o Shri Prakash R/o Malik Pur, Sonapat (HR)

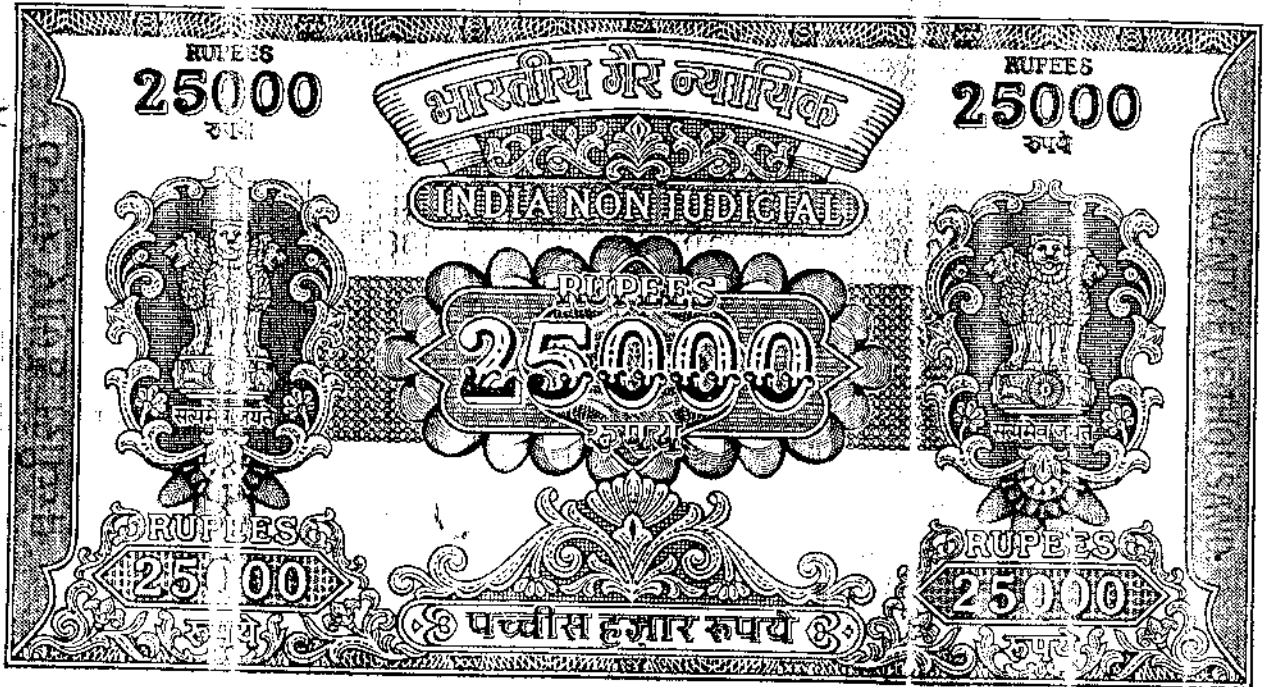


हरियाणा HARYANA

157510

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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4. A Sum of Rs. 8,25,000.00 (Rupees Eight Lakh Twenty Five Thousand Only) though a Cheque Bearing No.021349 Dated 06.01.2006 drawn on UTI Bank Ltd., Connaught Place, New Delhi, in favour of Mr. Sukhbir Singh S/o Shri Deep Chand R/o VPO Bhigan district Sonapat (HR).
5. A Sum of Rs. 8,25,000.00 (Rupees Eight Lakh Twenty Five Thousand Only) through a Pay Order No.733213 dated 06.01.2006 issued by Oriental Bank of Commerce, Connaught Place, New Delhi in favour of Mr. Ashwan S/o Shri Ram Bhaj R/o VPO Bhigan district Sonapat (HR).
6. A Sum of Rs. 8,25,000.00 (Rupees Eight Lakh Twenty Five Thousand Only) through the Pay Order No.733214 dated 06.01.2006 issued by Oriental Bank of Commerce, Connaught Place, New Delhi, in favour of Mr. Krishan Kumar S/o Shri Ram Bhaj R/o VPO Bhigan district Sonapat (HR).



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Sale Deed 1 HPTL & Mange Ram, Lakshmi Chand dated 06/12/2006
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AND WHEREAS the vendors & the above mentioned recipients of payments acknowledges hereby the receipt of full and final payment made by the vendee to them, as full and final consideration of the above mentioned land alongwith all their rights and interests in it.





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Sale Deed \ HPTL & Mange Ram, Lakshmi Chaud dated 06/12/2006
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NOW THIS SALE DEED WITNESSTH AS UNDER —:

1. That Shri Pawan Kumar has already surrendered, Conveyed and assigned all his interests , rights and liens, occurring vide document no. 1 (as mentioned above) in favour of Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar.





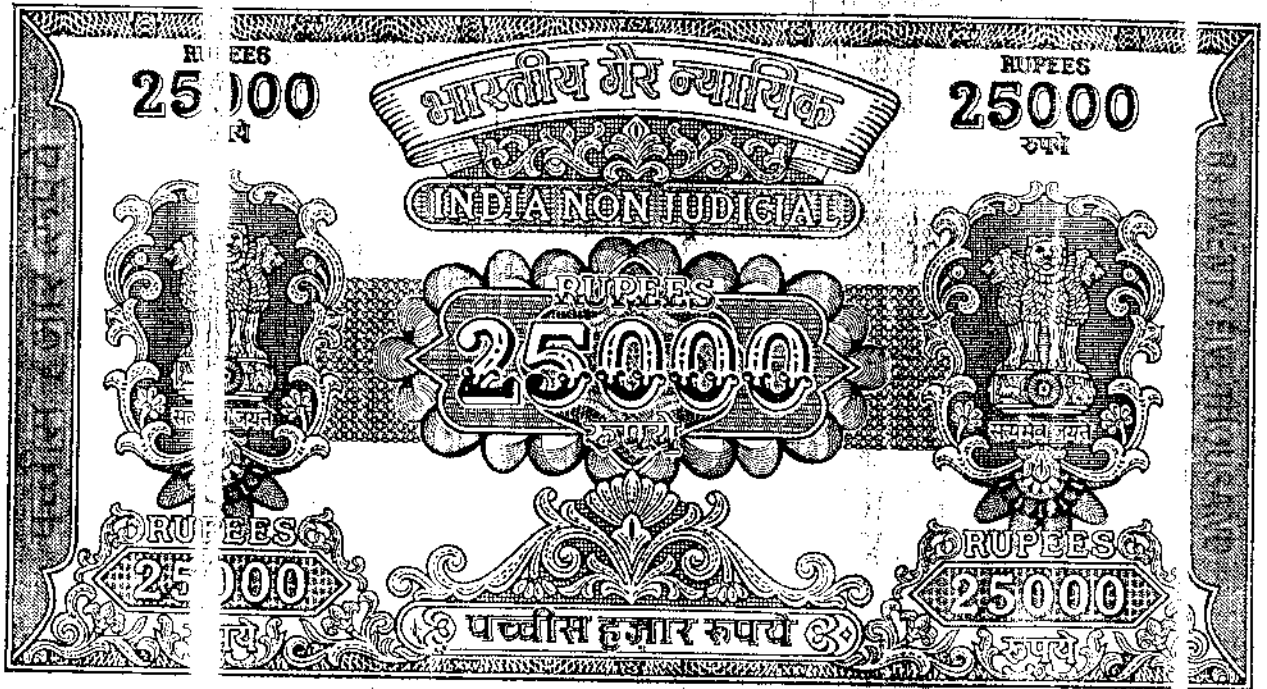
हरियाणा HARYANA

157513

Sale Deed \ HPTL & Mange Ram, Lakhmi Chaur dated 06/01/2006
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2. That in consideration of the above said amount Shri Ashwan, Shri Krishan Kumar, Shri Sukhbir Singh & Shri Praveen Kumar, hereby surrender, convey and assign their interest, lien and rights, occurring through document no. 1 & 2 (as mentioned above), in favour of the vendors.





हरियाणा HARYANA

157514

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06012006
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3. That in consideration of the amount received by the vendors and their nominees (as mentioned above) do hereby sell , convey, transfer and assign the aforesaid land with all their rights , title, interest, options, privileges, easements and appurtenances thereto to the vendee and the vendee will hold, use and enjoy the same without any hindrance, claim or title of the others.





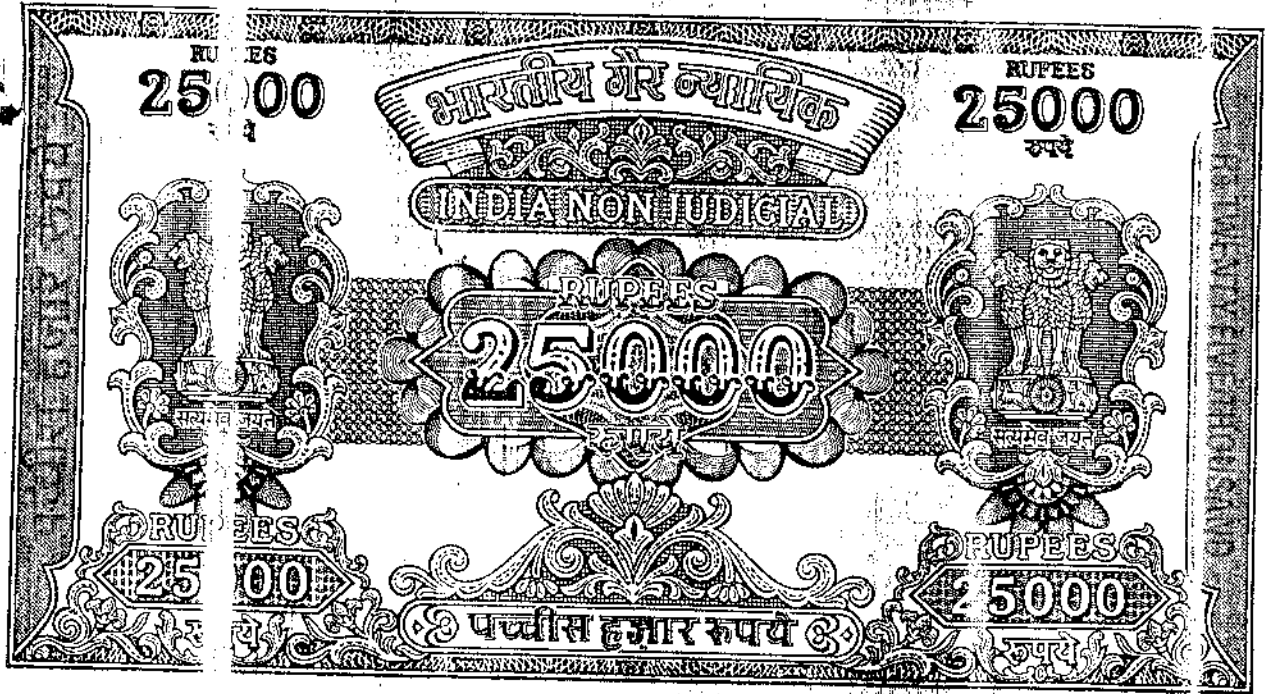
हरियाणा HARYANA

-15-515-

Sale Deed \ MPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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4. That the vendors have inherited this land from their ancestors & they are selling / alienating it for the legal necessities & welfare of their respective families. The vendors hereby assure the vendee that they have obtained the consent of their family members, if necessary, & no family member has any objection for this sale of land.





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Sale Deed 1 HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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5. That the vendors have handed over the actual, physical and peaceful possession of the said land to the vendee and the vendee has also occupied the same on the spot.



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Sale Deed \ HPTL & Mange Ram, Lakhmi Ct. and dated 06/12/2007
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6. That upto the date of registration this sale deed, all the dues, taxes, and other outgoings, if any, regarding the said land shall be paid by the vendors and thereafter the same shall be paid by the vendee.



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Sale Deed \HPTL & Mange Ram, Lakshmi Chand dated 06/12/2006
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7. That the vendors hereby assures the vendee that the said land under sale is free from all sort of encumbrances, such as sale, mortgage , gift , lease , lien , decree, notification, acquisition, attachment, charges, litigation, injunctions, legal flaws, exchange, surety, security, burden, demands, and family disputes etc. and there is no legal defect in the title of the ownership of the vendors, if it is proved in whole or part of the said land goes out from the possession of the vendee then the vendors and his/her legal heirs both moveable and immovable properties will be liable to indemnify all the losses, costs , damages and expenses incurred by the vendee.



- हरियाणा HARYANA

-J57319

Sale Deed LHPIL & Mange Ram, Lekhmi Chane dated 06/12/2006
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8. That all the expenses of this sale deed such as stamp duty, registration charges etc. have been paid and borne by the vendee.
9. That the vendors do hereby assure the vendee that the land under sale is free from all sorts of encumbrances such as prior sale, gift, mortgage, charge, lien, litigation, dispute, court attachment, injunction, surety and security etc. and the title of the vendors to the said land is absolute, clear and marketable and if later on it is proved otherwise and as consequence thereof the vendee suffers any loss or damages, then the vendors and his legal heirs, shall be liable to indemnify all such losses and damages.



हरियाणा HARYANA

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Sale Deed \ HPTL & Mange Ram, Lakhu Chand dated 06/12/2006
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10. That by all the previous dues, charges, taxes, arrears, house tax, electricity and water charges (if any). Regarding the said land shall be paid by the vendors upto the date of registration of this sale deed.



हरियाणा HARYANA

15-7521

Sale Deed 1/HPTL & Mange Ram, Lakhmi Chand dated 06/12/00.
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11. That by the virtue of this sale deed the vendee is fully authorized to get the said land mutated and transferred in his own name in the records of Govt. Revenue records or elsewhere, in absence of the vendors.



हरियाणा HARYANA

157522

Sale Deed V HPTL & Mange Ram, Lakshmi Chand dated 06/01/2006
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12. That now the vendors have been left with no right, title, claim, concern or connection with the said land and the vendee is free to use, enjoy and hold the same in the manner he may like as absolute owner of the said land.
13. That the vendors are citizens of India and the vendee is a company incorporated under Company Act, 1956.





हरियाणा HARYANA

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Sale Deed \ HPTL & Mange Ram, Lakshmi Chand dated 06/01/2006
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IN WITNESS WHEREOF : The vendors and the other recipients of payment for their interest and rights occurring through document no. 1 & 2, have signed this sale deed on the day, month and year first above written, before the sub registrar , Gannaur district Sonapat, (Haryana) & in the presence of the following witnesses.





हरियाणा HARYANA

157524

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2011
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Parties to the Agreement/
Recipients of Payment as
Mentioned above:-

VENDORS

1. Sh. Praveen Kumar S/o Sh. Prakash

Praveen Kumar

Sh. Mange Ram
S/o Shri Jodha, S/o Shri Nyadar

2. Sh. Sukhbir S/o Sh. Deepchand

सुखबीर सिंह

3. Sh. Ashwan S/o Sh. Rambhaji

अश्वन

Sh. Lakhmi Chand
S/o Shri Jodha, S/o Shri Nyadar

4. Sh. Krishan Kumar S/o Sh. Rambhaji

कृष्ण कुमार

5. Sh. Pawan Kumar S/o Sh. Atar Singh

Pawan Kumar

WITNESSES:-

1. Sh. Sharadhanand Nambardar S/o Sh. Chander Bhan
Village Bhigan, Distt Sonapat, Haryana

Sharadhanand

2. Sh. Ravinder Tyagi S/o Late Sh. Sita Ram, Village Burari, Delhi

Ravinder Tyagi

Lakhmi Chand
VENDEE



हरियाणा HARYANA

157525

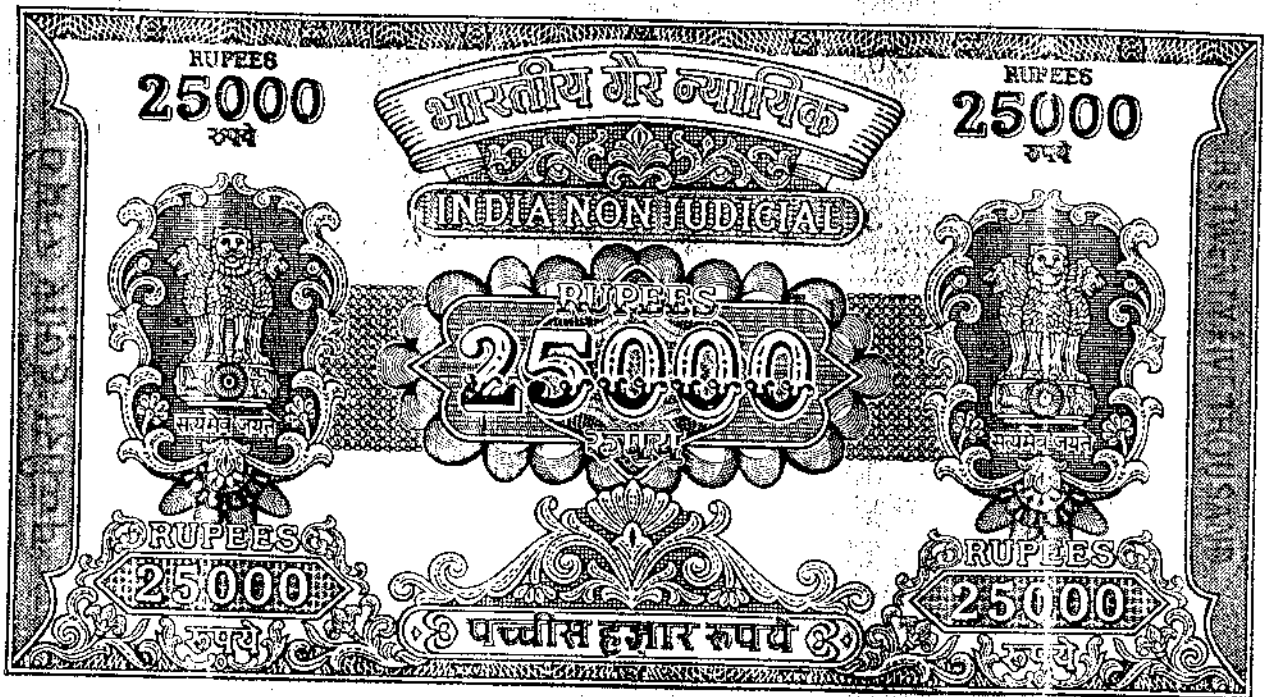
Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2008
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

- 157526

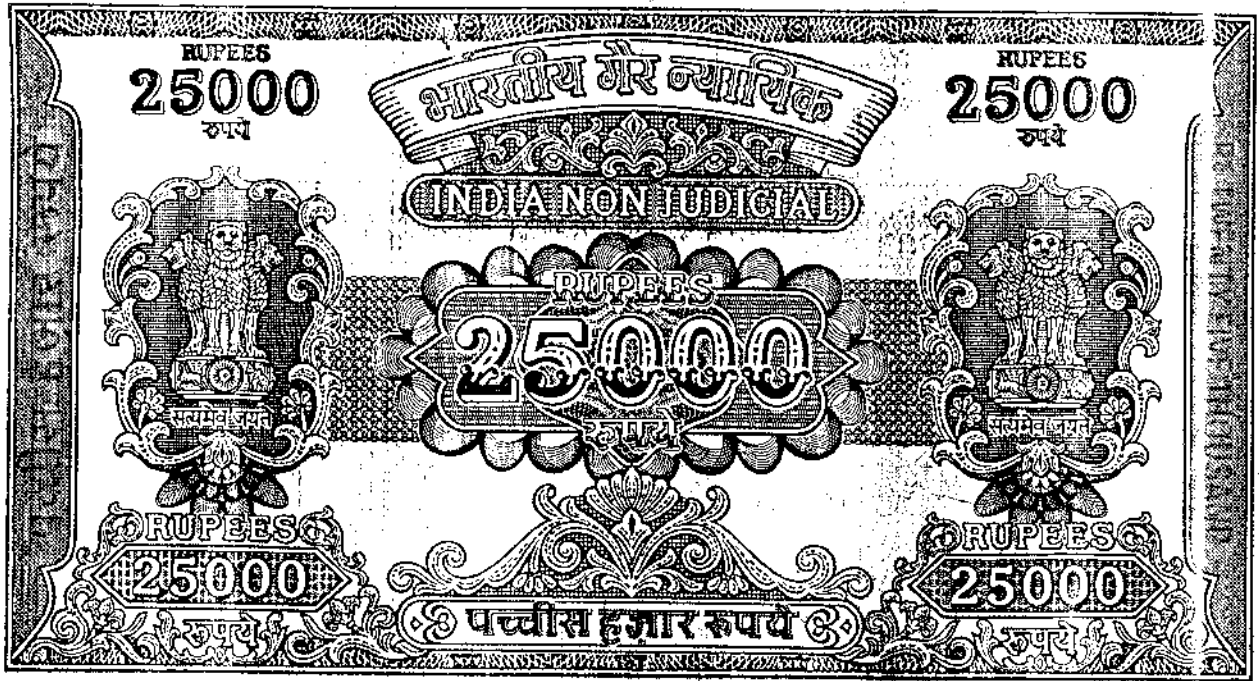
Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06012006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

157527-

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

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Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

157329

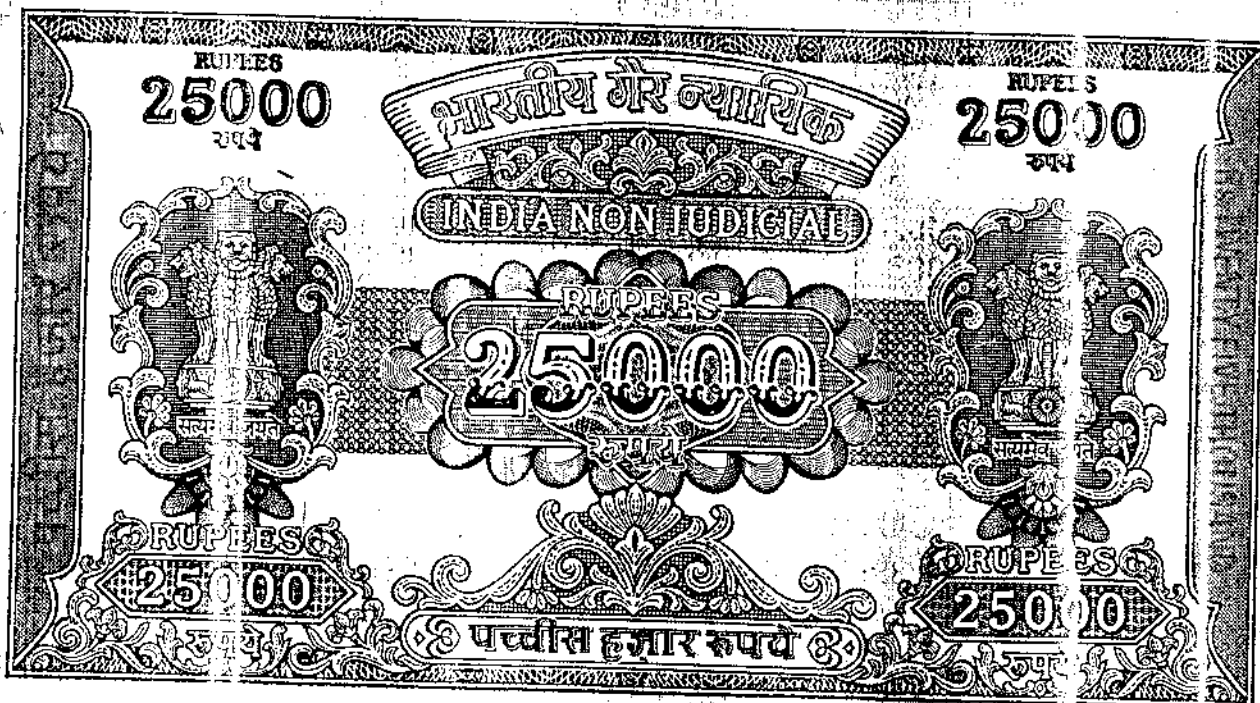
Sale Deed V HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA -

157530

Sale Deed 1 HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

157531

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06012006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.





हरियाणा HARYANA

157532

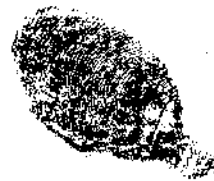
Sale Deed \ HPTL & Mange Ram, Lakhmi Ch. and dated 06/12/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.





Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2017
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.





हरियाणा HARYANA

15/536

Sale Deed of HPTL & Mange Ram, Lakhmi Chand dated 06/01/20
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.

2348w.

$$\frac{2500}{33} + \frac{500}{1} + \frac{500}{9} + \frac{100}{3}$$

69
4.1.06
8398w
HP Prakashan Technology LTD. 1/24
134 of 4th Road Delhi through Mahan
State Director's Sale dated 13/9/2000
6-106





हरियाणा HARYANA

198147

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

198148

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.





हरियाणा HARYANA

198149

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



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हरियाणा HARYANA

198150

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.





हरियाणा HARYANA

198151

Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

198152

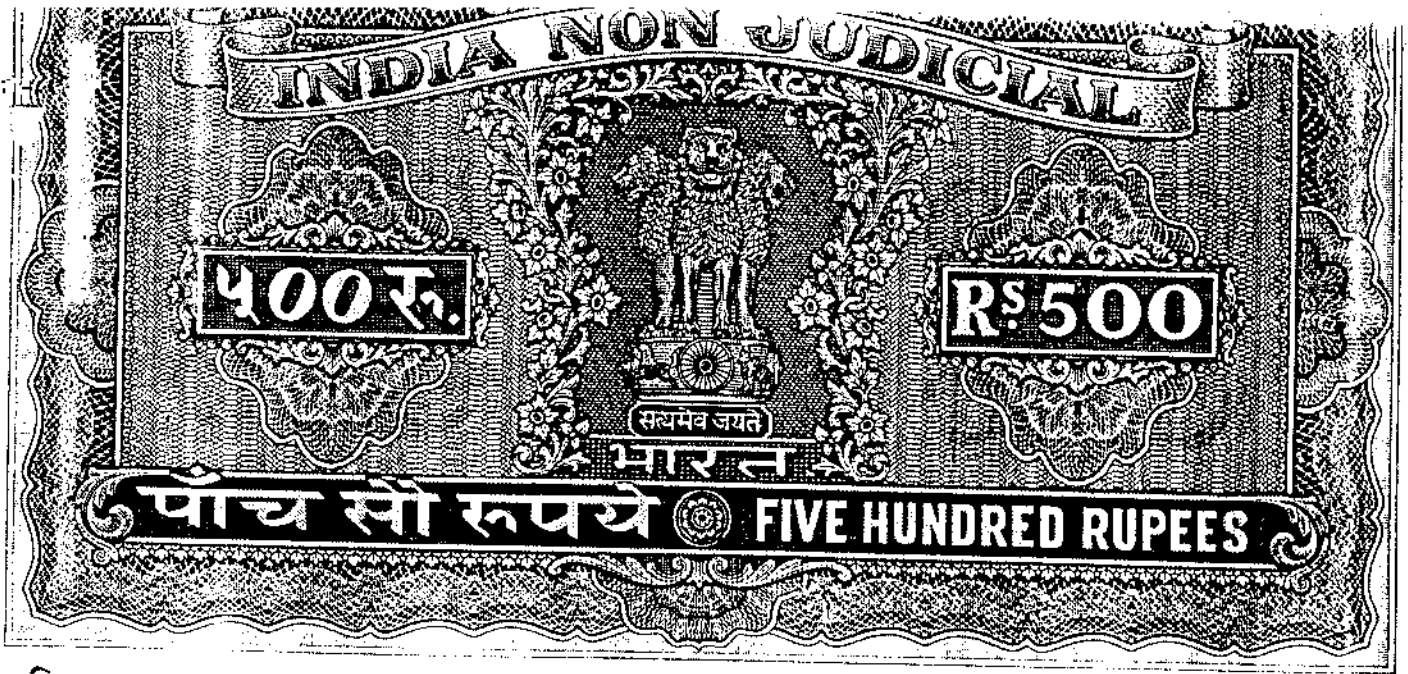
Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/01/2008
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



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Sale Deed (HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

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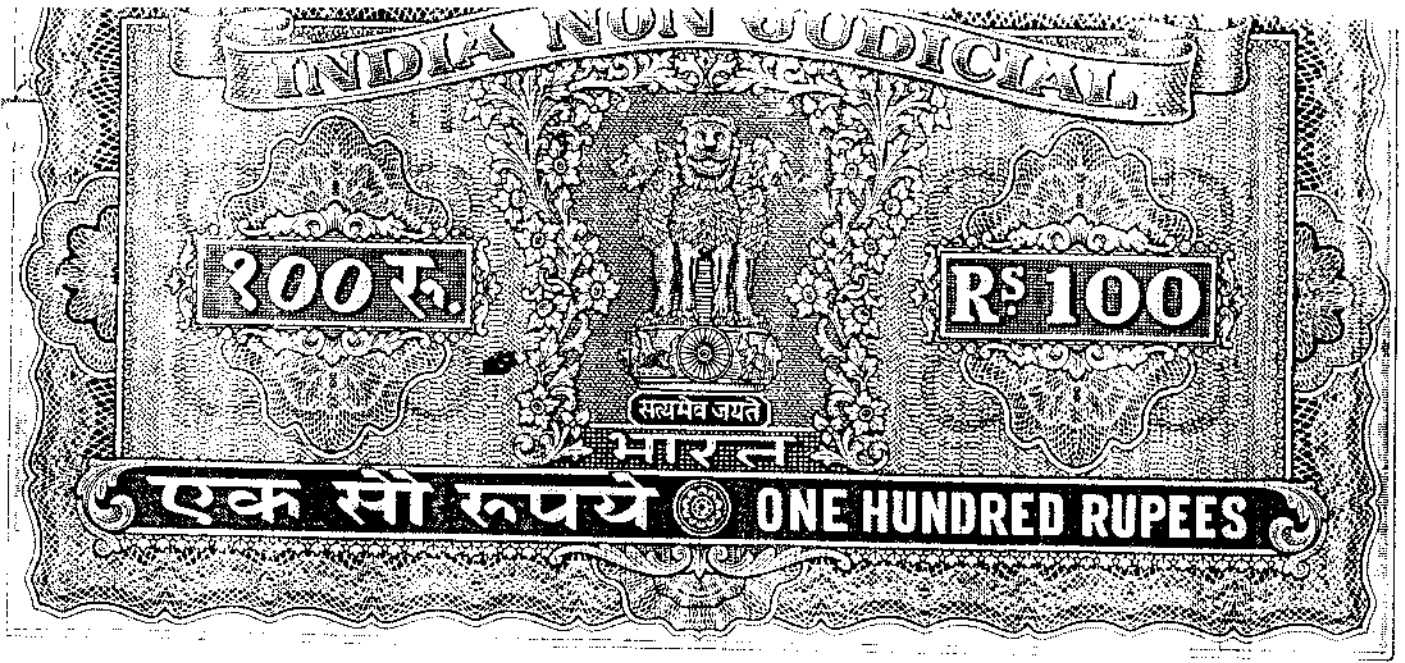
Sale Deed \ HPTL & Mange Ram, Lakhmi Chand dated 06/12/2006
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Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

A 055803

Sale Deed \HPTL & Mange Ram, Lakhmi Chand dated 06/12/06
Page 45 of 46

Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.



हरियाणा HARYANA

A 055797

Sale Deed 1 HPTL & Mange Ram, Lakhmi Chand dated 06/01/2006
Page 46 of 46

Sale Deed

Shri Mange Ram & Shri Lakhmi Chand the vendors

In favour of

HPL Protection Technologies Ltd.

Reg. No.
3786

Reg. Year
2005-2006

Book No.
1



विक्रेता

क्रेता

विक्रेता

Lakhmi Chand

Mange Ram

क्रेता

H.P.T. Ltd. through by Lalit Seth

गवाह :- Sardha Chand

Ravinder Tyagi

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,786 आज दिनांक 09/01/2006 को बही नं: 1 जिल्द नं: 87 पृष्ठ नं: 10 पर
पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नं: 1,44 के प्रष्ठ सख्या 90 पर प्रमाणित
किया गया। यह भी प्रमाणित किया जाता है कि इस दरतावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुलि
प्रमाणित किये हैं।

दिनांक 09/01/2006

उप/संयुक्त पंजीयन अधिकारी
गजौर

Revenue Department Haryana

EX-10

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