




7663/2023 INDIA NON JUDICIAL

UNCLASSIFIED  
UNRECORDED

## e-Stamp

A portrait of a woman with dark hair, a bindi on her forehead, and traditional Indian jewelry, including a necklace and bangles. She is wearing a blue sari with a floral pattern. The background is a solid red color.

M SINGHAL  
(Advocate)  
-535/2018  
Rubber  
Proprietor



*[Handwritten signature]*

Reg. No. UK-535/2018  
0006553602

NEEUPURE PHARMA PRIVATE LIMITED

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App or Stock Holding  
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders this Certificate null and void.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority

AUTHORITY

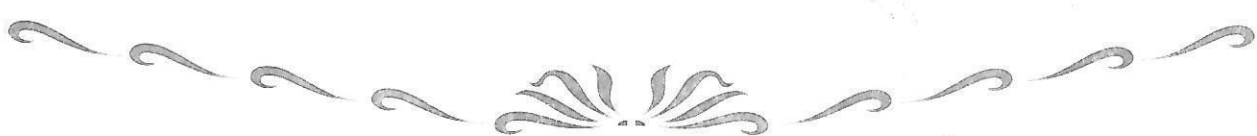


## Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features ~~could~~ constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



**SALE DEED**  
(Relevant Particulars)

1.	Consideration price	INR 1,60,00,000/- ( INR One Crore Sixty Lakh Only)
2.	Total Stamp to pay	INR 8,00,000/- (INR Eight Lakh Only)
3.	Market Value	INR 1,60,00,000/- ( INR One Crore Sixty Lakh Only) (where ( INR 1,12,00,000/- ( Rupees One Crore Twelve Lakh Only) as RCC Construction plus INR 48,00,000/- ( Rupees Forty Eight Lakh Only) as Tin Shed Construction area.))
4.	Total Covered area	1200 Sq.mt. 800 Sq.mt RCC Construction 400 Sq.mt Tin Shed Construction
5.	Circle rate	Total covered area 1200 Sq.mt to be calculated as 800 Sq.mt at 14000/- sq.mt as per Circle rate list page 01 Serial No. 1(10) RCC Construction, 400 Sq.mt at 12000/- sq.mt as per Circle rate list page 01 Serial No. 1(11) Tin Shed Construction.
6.	Stamp Duty Paid	INR 8,00,000/- (INR Eight Lakh Only)
7.	Location	29.9550325,78.06751
8.	Property Situated at	Plot No. 222, Sector- 07, Integrated Industrial Estate(IIE), SIIDCUL Haridwar-249403 Uttarakhand
9.	Name of the Seller	M/s Prithwi Sagar International, through its Proprietor Mrs. Sagorika Mukherjee W/o P.R.Mukherjee R/o Flat No. 503 Dakshinayan Apartment Plot No. 19 Sector 4 Dwarka South West Delhi, Aadhar No.3614 2358 1147. (PAN CARD : AEJPM1882P )
10.	Name of Buyer	Neeupure Pharma Private Limited, (PAN CARD: AAICN9597Q) a company incorporated under the Companies Act, 1956 and having its registered office at Kh. No. 723, Plot No. G-3, Shivam Vihar, Salempur, Roshnabad, Haridwar-249403 through its authorized signatory as resolution passed by the board of Directors on 25/07/2023 Mr. Nikhil Goel S/o Mr. Naresh Goyal R/o 2/B-166, Nehru Nagar, Ghaziabad Uttar Pradesh-201001, Aadhar No.707887196242.
11.	Name of Advocate	SHUBHAM SINGHAL

NEEUPURE PHARMA PRIVATE LIMITED

*Nikhil Goel*

AUTHORITY

For Prithwi Sagar International

*Sagorika Mukherjee*  
Proprietor

## SALE DEED

This Sale Deed is made at Tehsil Haridwar on the 16th day of October Year 2023.

### BETWEEN

**M/s Prithwi Sagar International**, through its Proprietor **Mrs. Sagorika Mukherjee** W/o P.R.Mukherjee R/o Flat No. 503 Dakshinayan Apartment Plot No. 19 Sector 4 Dwarka South West Delhi Aadhar No.3614 2358 1147. (**PAN CARD : AEJPM1882P** ).“**THE SELLER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal heirs, executors and administrators) of the First Part;

### AND

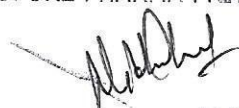
**Neeupure Pharma Private Limited**, (**PAN CARD: AAICN9597Q**) a company incorporated under the Companies Act, 1956 and having its registered office at Kh. No. 723, Plot No. G-3, Shivam Vihar, Salempur, Roshnabad, Haridwar-249403 through its authorized signatory as resolution passed by the board of Directors on 25/07/2023 **Mr. Nikhil Goel** S/o Mr. Naresh Goyal R/o 2/B-166, Nehru Nagar, Ghaziabad Uttar Pradesh-201001 Aadhar No 707887196242.“**THE BUYER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to include its' successors and assigns) of the Second Part:

### WHEREAS,

- The **SELLER** is the absolute, sole, and lawful owner of the Property.
- A. The **SELLER** is an authorized Signatory after the allotment of the leasehold rights by the State Infrastructure and Industrial Development Corporation Limited(SIIDCUL) under the **M/s Prithwi Sagar International** for leasehold right duly registered with the **Sub-registrar office Haridwar-I vide Book No. 1 Volume No. 616 on page No. 69-130 Document No. 1530 on 17/02/2012.**
- The State of Uttarakhand has conveyed title, rights and interest in the building measuring covered area of **1200 sq.mt** Situated at **Plot No.222, Sector 07, Integrated Industrial Estate(IIE), SIIDCUL Haridwar - 249403 Uttarakhand** for the purpose of setting up an Integrated Industrial Estate/Industrial Area and the State Infrastructure and Industrial Development Corporation Limited (SIIDCUL) has subdivided the above land into plots and intends to grant leasehold right in such Subdivided plots.

**For Prithwi Sagar International**

*Sagorika Mukherjee*  
Proprietor



AUTHORITY



बही संख्या 1 रजिस्ट्रीकरण संख्या 7663 वर्ष 2023

Sale (Immovable)

प्रतिफल रु0 : 16000000.00

Sale(Industrial)

मालियत रु0 : 16000000.00

रजिस्ट्रेशन शुल्क रु0 25000.00	प्रतिलिपि शुल्क रु0 100.00	इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 500.00	कुल योग रु0 25600.00	शब्द लगभग 2000
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श्री नीप्योर फार्मा प्राइवेट लिमिटेड द्वारा अधिकृत हस्ताक्षरकर्ता निखिल गोयल पुत्र श्री नरेश गोयल निवासी 2/बी-166, नेहरू नगर, गाजियाबाद उत्तर प्रदेश-201001 ने आज दिनांक 16 Oct 2023 समय मध्य 12PM व 1PM को कार्यालय उपनिबन्धक हरिद्वार,द्वितीय मे प्रस्तुत किया।



*[Handwritten Signature]*

नीप्योर फार्मा प्राइवेट लिमिटेड द्वारा अधिकृत  
हस्ताक्षरकर्ता निखिल गोयल

*[Handwritten Signature]*

उपनिबन्धक  
हरिद्वार,द्वितीय  
16-Oct-2023

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्रीमती मैसर्स पृथ्वी सागर इंटरनेशनल द्वारा प्रोपराइटर सगोरिका मुखर्जी पत्नी श्री पी.आर.मुखर्जी निवासी फ्लैट नंबर 503 दक्षिणायन अपार्टमेंट प्लॉट नंबर 19 सेक्टर 4 द्वारका साउथ वेस्ट दिल्ली \ ने विक्रय धन मुबलिग रु0 16000000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री नीप्योर फार्मा प्राइवेट लिमिटेड द्वारा अधिकृत हस्ताक्षरकर्ता निखिल गोयल पुत्र श्री नरेश गोयल निवासी 2/बी-166, नेहरू नगर, गाजियाबाद उत्तर प्रदेश-201001 \ ने भी स्वीकार किया।

जिनकी पहचान श्री योगेन्द्र सिंह नेगी पुत्र श्री जगमोहन सिंह नेगी निवासी 366ए नरेंद्र निवास गोविंदपुरी हरिद्वार तथा श्री राहुल सिंघवी पुत्र श्री शंकरमल सिंघवी निवासी के-79, शिवालिंक नगर, हरिद्वार ने की।



उपनिबन्धक  
हरिद्वार,द्वितीय  
16-Oct-2023

*[Handwritten Signature]*

for the purpose of erecting on each plot a factory/Unit, according to the Rules and Bylaws-under the Factories Act, 1948 and building plans, as approved by the Corporation, Municipality or other competent authorities, as may be applicable.

**NOW THIS SALE DEED WITNESSETH as under:-**

- a) THAT the SELLER has been in lawful, uninterrupted and peaceful possession of the Property.
- b) THAT the SELLER after obtaining the appropriate and relevant approvals from competent Government Authorities had put up factory building/s there on and building/s thereon, which are true and exact to the approved building plans, total covered area on date of this sale deed is **1200 Sq. Mtrs.**
- c) That in pursuance of the aforesaid agreement and in consideration of the said **INR 1,60,00,000/- ( INR One Crore Sixty Lakh Only)** paid by the PURCHASERS to the SELLER on or before execution hereof, being the full and final consideration payable by the PURCHASERS to the SELLER (the receipt whereof the SELLER both hereby admit and acknowledge and of and from the same and every part thereof both hereby forever release, acquit and discharge the PURCHASERS) the SELLER hereby assign and transfer unto the PURCHASERS all his right, title and interest including his leasehold right in the Scheduled property more particularly described under 'Schedule-A'
- d) That the Seller had removed all plant and machinery from the said property.

**For Prithwi Sagar International**

*Sagarika Mithhejee*  
Proprietor

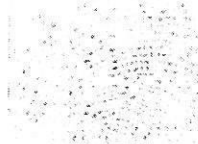
NEEUPURE PRITHWI PRIVATE LIMITED

*[Signature]*

AUTHORITY



बही संख्या 1 रजिस्ट्रीकरण संख्या 7663 वर्ष 2023



*Signature of Man 1*

*Signature of Man 2*

*Signature of Man 3*

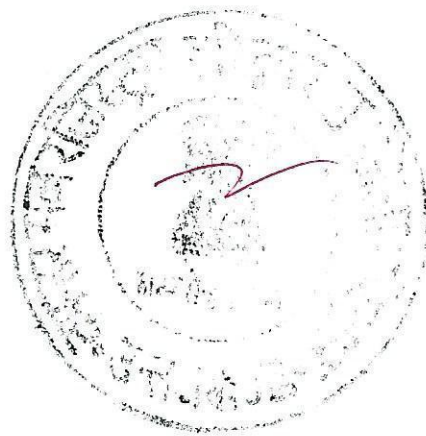
*Signature of Man 4*

मैसर्स पृथ्वी सागर  
इंटरनेशनल द्वारा  
प्रोपराइटर सगोरिका

नीप्योर फार्मा प्राइवेट  
लिमिटेड द्वारा अधिकृत  
हस्ताक्षरकर्ता निखिल

योगेन्द्र सिंह नेगी

राहुल सिंघवी



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

*Signature of Registrar*  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, द्वितीय  
16 Oct 2023

- e) THAT the SELLER has hereby sold the Property (his interest in the constructed area/built up area on the Property) to PURCHASER, for the bona-fide requirements of the SELLER and on the own free will of the SELLER. That SELLER is in no manner encumbered or estopped from selling or conveyance of the clear title and possession of the Property to the PURCHASER.
- f) THAT the SELLER had executed the registered Transfer of lease Deed of the scheduled property in favor of PURCHASER. **Vide Book No.1 Volume ..6.7.6.3.....Pages ..1-- 66.... Document ..7.66.2...on 16/10/2023 registered before the office of sub-Registrar, Haridwar II.**
- g) THAT Original Title deed of the Property has been handed over by the SELLER to the PURCHASER.
- h) THAT the SELLER has paid all taxes, cess, charge, fees, or penalty and other public dues (by whatever name called) and also the lease rent to State Infrastructure and Industrial Development Corporation Limited (SIIDCUL) till the date of execution of the present sale deed. As on date of execution of this sale deed in favor of PURCHASER, no amount payable to any Government Agency of any Third Party is outstanding against the Property.
- i) THAT the SELLER has paid all electricity dues, water dues, other dues and the lease rent to State Infrastructure and Industrial Development Corporation Limited (SIIDCUL) till the date of execution of the present sale deed.
- j) THAT the SELLER has not received any notice from the competent authority regarding any illegal construction or unauthorized construction over the Property. The SELLER also warrants and assures that the entire building plan of the structure over the Property has been duly approved and authorized by the competent government Authority and the construction has been raised in full compliance of the approved building plan.
- k) THAT the SELLER herein assures and confirms to the PURCHASER that the true and exact dimensions of the Property are mentioned herein under Schedule-A.

**For Prithwi Sagar International**

*Sagarika Mulherjee*  
**Proprietor**

NEEUPURE PHARMAS PRIVATE LIMITED

*Nikhil*

**AUTHORITY**



- l) THAT the SELLER hereby assures and warrants to the PURCHASER that the SELLER has neither has been party nor is a party to any act or claim, whereby, the SELLER's rights and title to the Property, may in any way be impaired or whereby the SELLER may be prevented from transferring the Property onto the PURCHASER.
- m) THAT the SELLER represents to the PURCHASER that there is no legal defection/claim/discrepancy in the title of the Property and its documents. The SELLER declare that the scheduled property is not a subject to any charge for the arrears of Income Tax, Wealth Tax, or any other duty or Tax or Bank loan or any other liabilities or any revenue recovery proceedings, Further, SELLER hereby assures to PURCHASER that they are fully liable and responsible in case of any legal defection / claim / discrepancy, if any, in the title or any other concern of the Property. It is further represented and assured by the SELLER that the Property is absolutely encumbrance free, that absolute encumbrance free title shall be passed on the PURCHASER qua the Property.
- n) THAT the Property is absolutely free from sale, gift, mortgage, liens, litigations, Suits, Lease disputes, Attachments, Cases, Disputes, Decree or any Court, Will, Gifts, Family Settlement, Charge, Court Injunction, legal Flaws, or any other defect affecting the peaceful enjoyment and usage of Property by the PURCHASER.
- o) THAT the SELLER is not a member of Schedule Cast of Schedule Tribe.
- p) THAT the SELLER herein represents that it has all the rights, power and absolute authority to execute the present Sale Deed in favor of PURCHASER and sell the Property to the PURCHASER. That no one else except the SELLER has got any right claim, title or interest of any manner in the Property. That there is no impediment in transferring the said Property and as such the SELLER is fully competent and has full and encumbrance free power to transfer/sell the Property along with built up building.

NEEUPURE PHARMA PRIVATE LIMITED

For Prithwi Sagar International

Sagarika Mukherjee  
Proprietor

AUTHORITY

- q) THAT the SELLER for its lawful and bona-fide needs/requirements, hereby grants, sell, transfer, assign (unconditionally and irrevocably) on to the PURCHASER, his entire ownership in the Property (including but not limited to SELLER's lease hold rights in the land underneath and ownership of the built up building). That the rights, titles, interests, easements, privileges, appurtenances, liberties, enjoyments and possessions in respect of the said Property described in the Schedule Property below are hereby transferred and subsist in favor of the PURCHASER absolutely and irrevocably.
- r) THAT the above mentioned sale consideration includes the charges for water connection, electrical connection, sewage connection, etc.
- s) THAT the SELLER represents, warrants and assures that Property is not subject matter of any litigation or dispute of any nature whatsoever and that there is no stay or litigation pending against the Property, which in any manner hampers or encumbers the title of the SELLER or the usage of Property (either fully or any portion thereof) in any manner.
- t) THAT the SELLER or PURCHASER are not foreign nationals/foreign nationals of Indian origin and also not a citizen of Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Nepal, Iran, Bhutan.
- u) THAT the Property is not related to any group housing, mixed development project, residential project or plotted development project.
- v) THAT any provision of this sale deed is the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this sale deed and the application of such provision to persons or circumstance other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Sale Deed shall be valid and enforceable to the fullest extent permitted by law. Any invalid or unenforceable provision shall be replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the in value or unenforceable provision.

**For Prithwi Sagar International**

*Sagorika Mukherjee*  
**Proprietor**

NEEUPURE PHARMA PRIVATE LIMITED

*[Signature]*

**AUTHORITY**



w) THAT the SELLER hereby assures and warrants to the PURCHASER that all the above covenants in the present sale deed are true and correct. The SELLER shall indemnify the PURCHASER, his successors, legal heirs, PURCHASERS, his estate to the fullest extent, for any loss (including but not limited to third party loss or damages), in case any of the above covenant is false or any material has been concealed or in case any loss or damages is suffered by the PURCHASER.

NEEUPURE PHARMA PRIVATE LIMITED

**For Prithwi Sagar Intern**

*Sagarika Mukherjee*  
**Proprietor**



**AUTHORITY**

**THE SCHEDULED PROPERTY ABOVE REFERRED TO: Schedule-A**

All that piece of Land known as **Plot No.222, Sector 07, Integrated Industrial Estate (IIE), SIIDCUL Haridwar- 249403** Uttarakhand within the Limits of IIE-SIIDCUL, Haridwar, Uttarakhand, Tehsil Haridwar, and within the limits of Municipal Council of Haridwar District Haridwar, State of Uttarakhand, containing by Total covered area admeasurements of **1200 Sq. Mt** ( where 800 Sq.mt is RCC Construction and 400 Sq.mt is Tin Shed Construction ( Consisting of G.F + Meter Room + F.F + S.F + T.F ))and bounded by red color boundary lines on the plan annexed hereto, that is to say:

One or towards the North by	20.00 Mtrs	24mt Wide Road
One or towards the South by	20.00 Mtrs	Plot No. 231
One or towards the East by	45.00 Mtrs	30mt Wide Road
One or towards the West by	45.00 Mtrs	Plot No. 223

**CONSIDERATION PAYMENT SUMMARY**

That the total consideration of the sum **INR 1,60,00,000/- ( INR One Crore Sixty Lakh Only)** have been received by the SELLER from the BUYER as 1% TDS on the Market Value i.e. INR 1,60,000/- through Challan No. 16178 on 14/10/2023 and the Remaining Through RTGS ref no. YESIB31230036566 on 03/05/2023 Amount INR 4,00,000/- , through Reference No. YESIB31300039692 dated 10/05/2023 amount INR 10,00,000/- , through reference No. CNRBR52023056487022 amount INR 17,50,000/- on 30/05/2023, through Reference No. YESIB31500022625 dated 30/05/2023 amount INR 4,00,000/-, through Reference No. YESIB31780015414 dated 27/06/2023 amount INR 8,00,000/-, through RTGS dated 27/06/2023 amount INR 15,00,000/-, through Reference No. YESIB31850013618 dated 04/07/2023 amount INR 20,00,000/-, through Reference No. YESIB32000027866 dated 19/07/2023 amount INR 10,00,000/-, through reference No. CNRBR52023072059833457 amount INR 4,00,000/- on 20/07/2023, through Reference No. YESIB31930032003 dated 12/07/2023 amount INR 14,00,000/-, through Reference No. RRR2092356341571 dated 28/07/2023 amount INR 6,00,000/-, through reference No. HDFCR52023080377069323 amount INR 10,00,000/- on 03/08/2023, through reference No. HDFCR52023080978517810 amount INR 8,00,000/- on 09/08/2023, through Reference No. RRR2282356989778 dated 12/08/2023 amount INR 15,00,000/- AND through Reference No. RRR2402357419925 dated 23/08/2023 amount INR 10,00,000/-,

NEEUPURE PHARMA PRIVATE LIMITED

**For Prithwi Sagar International**

*Sagorika Mukherjee*  
**Proprietor**

*[Signature]*  
**AUTHORITY**



# Fingerprints as required on Compliance under Section 32 A of Registration Act, 1908

## SELLER:

Left hand's finger prints

Thumb



Index



Middle



Ring



Little



Right hand's finger prints

Thumb



Index



Middle



Ring



Little



## PURCHASER:

Left hand's finger prints

Thumb



Index



Middle



Ring



Little



Right hand's finger prints

Thumb



Index



Middle



Ring



Little



For Prithwi Sagar International

Sagarika Mukherjee  
Proprietor

NEEUPURE PHARMACEUTICALS PRIVATE LIMITED

*[Signature]*

AUTHORITY



# Online Public Data Entry Summary

\*UKPDE2023075120713\*

DISTRICT NAME :हरिद्वार SRO :

उत्तराखण्ड शासन

UKPDE2023075120713 From 16 Feb 2023

16-Oct-2023

11:26:39AM

Appointment Date:

Appointment Time:

Appointment TokenNo:

## Mutation Office तहसील हरिद्वार

Deed/Article Type :Sale (Immovable)

Sub-Deed/Sub-Article :Sale(Industrial)

Village/Location For Index :सिडकुल क्षेत्र (वार्ड नं०-13) -5.E-24 जिला मुख्यालय मार्ग (शिवालिक नगर तिराहे से चिन्मय डिग्री)

Village/Location/Road Selected for Circle RateList :सिडकुल क्षेत्र (वार्ड नं०-13) -5.E-24 जिला मुख्यालय मार्ग (शिवालिक नगर तिराहे से)

Khewat :

Khatoni :

Khasra :

House/Flat No:

Area :1,200.0000 वर्ग मीटर

Latitude 29.9550325000

Longitude 78.0675100000

Land Value :0.00

Construction Value

Transaction Value :16,000,000.00

Market Value :16,000,000.00

Advance :0.00

Lease Period :0.00

Avg. Rent

:0.00

Stamp Duty :800,000.00

Regn Fees :25,000.00

Pasting Fees :100

Page :50

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	क्षेत्रफल			
आवासीय निर्माण का विवरण					
क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकबा
निबंधक शुल्क का विवरण					
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25,000.00			
स्टाम्प शुल्क का विवरण					
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	800,000.00		16-Oct-2023	NEEUPURE PHARMA PRIVATE LIMITED

For Prithwi Sagar International

Sagorika Mukherjee  
Proprietor

AUTHORITY



Appointment Date:

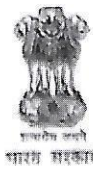
Appointment Time:

Appointment TokenNo:

## Mutation Office तहसील हरिद्वार

पक्षकारों का विवरण		हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
पक्षकार का प्रकार	पक्षकार का विवरण					
विक्रेता / प्रथम पक्ष	श्रीमती मैसर्स पृथ्वी सागर इंटरनेशनल द्वारा प्रोपराइटर सगोरिका मुखर्जी पत्नी श्री पी.आर.मुखर्जी निवासी फ्लैट नंबर 503 दक्षिणायन अपार्टमेंट प्लॉट नंबर 19 सेक्टर 4 द्वारका साउथ वेस्ट दिल्ली	<i>Sagorika Mukherjee</i>	Self employed	FORM60	0000000000	ADHAAR : 361423581147
क्रेता / द्वितीय पक्ष	श्री नीप्योर फार्मा प्राइवेट लिमिटेड द्वारा अधिकृत हस्ताक्षरकर्ता निखिल गोयल पुत्र श्री नरेश गोयल निवासी 2/बी-166, नेहरू नगर, गाजियाबाद उत्तर प्रदेश-201001	<i>Nikhil Goel</i>	Self employed	FORM60	0000000000	ADHAAR : 707887196242
गवाह	श्री योगेन्द्र सिंह नेगी पुत्र श्री जगमोहन सिंह नेगी निवासी 366ए नरेंद्र निवास गोविंदपुरी हरिद्वार	<i>Yogendra Singh Negi</i>	Self employed		0000000000	ADHAAR : 538677344616
गवाह	श्री राहुल सिंघवी पुत्र श्री शंकरमल सिंघवी निवासी के-79, शिवालिक नगर, हरिद्वार	<i>Rahul Singhvi</i>	Self employed		0000000000	ADHAAR : 735989266996

Deed Writer /Advocate Name :Adv Shubham Singhal



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1180/52584/06600

21/01/2012  
To,  
मगोरिका मुखर्जी  
Sagorika Mukherjee  
W/O P R Mukherjee  
FLAT N 503 DAKSHINAYAN APARTMENT PLOT N 19  
SECTOR 4  
Dwarka  
South West Delhi  
Delhi 110078

Ref: 415 / 13B / 418127 / 418820 / P



UE050500211IN



आपका आधार क्रमांक / Your Aadhaar No. :

**3614 2358 1147**

आधार — आम आदमी का अधिकार

For Prithwi Sagar International  
Sagorika Mukherjee  
Proprietor



भारत सरकार  
GOVERNMENT OF INDIA  
सगोरिका मुखर्जी  
Sagorika Mukherjee  
जन्म वर्ष / Year of Birth : 1956  
महिला / Female



**3614 2358 1147**

आधार — आम आदमी का अधिकार





**For Prithwi Sagar International**

*Sagarika Mukherjee*  
**Proprietor**

NEEUPURE PHARMA PRIVATE LIMITED

*[Signature]*

AUTHORITY



आयकर विभाग

INCOME TAX DEPARTMENT

SAGORIKA MUKHERJEE

TARAKESHWAR GANGULI

20/08/1956

Permanent Account Number

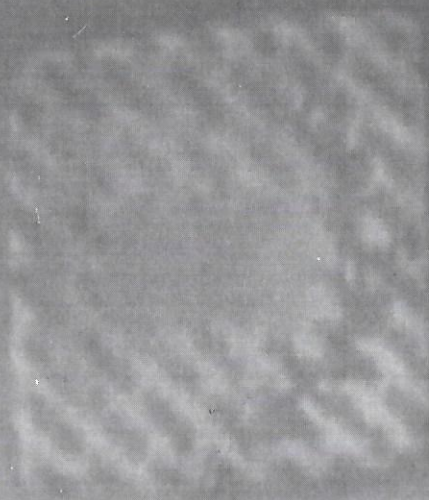
AEJPM1882P

*Sagorika Mukherjee*

Signature



भारत सरकार  
GOVT. OF INDIA



For Prithvi Sagar International  
Sagorika Mukherjee  
Proprietor



**NEEUPURE PHARMA PRIVATE LIMITED**

**REGD. OFFC-** Kh.No.723,Plot No.G-3,Shivam Vihar,  
Salempur,Roshnabad,Haridwar-249403

**CIN NO.** U21009UT2023 PTC015794, **PHONE NO.** 09634743705

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS OF  
NEEUPURE PHARMA PRIVATE LIMITED HELD ON, 25th JULY, 2023 AT THE REGISTERED OFFICE OF  
THE COMPANY SITUATED AT Kh.No.723,Plot No.G-3,Shivam Vihar,  
Salempur,Roshnabad,Haridwar-249403

Resolved that, Mr Nikhil Goel, Director of the Company is hereby authorized enter into agreement for Purchase , execute the Purchase Deed/s or any other documents in favour of any third parties with regard to Purchase of property having address Plot no.222,Sec.-7 ,Sidcul,Haridwar.

Resolved that, Mr Nikhil Goel Director of the Company will be the authorized person to sign jointly as well as severally related Documents

Certified True Copy

For NEEUPURE PHARMA PRIVATE LIMITED



MOHAN SINGH  
DIN: 08909278



NIKHIL GOEL  
DIN: 07915619

NEEUPURE PHARMA PRIVATE LIMITED

  
AUTHORITY





ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAICN9597Q

नाम / Name

NEEUPURE PHARMA PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

13/06/2023



Signature Not  
Verified

Digitally signed by  
Income Tax Deptt.  
Date: 2023.06.24 18:08:35  
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAICN9597Q</p> <p>नाम / Name NEEUPURE PHARMA PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 13/06/2023</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएं: आयकर पैन सेवा इकाई, प्रोटेज एन गवर्नान्स इंफ्रास्ट्रक्चर लिमिटेड (पूर्व में एनएसडी ई-गवर्नान्स इंफ्रास्ट्रक्चर लिमिटेड) चौथी मंजिल, सफ़ायर चैंबर, बानेर रोड, बानेर, पुणे - 411045</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Protean eGov Technologies Limited (formerly NSDI e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-2721 8080, e-mail: timinfo@proteantechn.in</p>
--	--------------------------------------	--

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

NEEUPURE PHARMA PRIVATE LIMITED

AUTHORITY





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

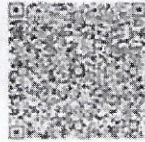
नामांकन क्रम/Enrolment No.: 2080/59243/01408

To  
निखिल गोयल  
Nikhil Goel  
S/O: Naresh Goel  
2 / B - 166 Nehru nagar  
Ghaziabad  
Ghaziabad Ghaziabad  
Uttar Pradesh - 201001  
9634743705

Download Date: 03/03/2017

Generation Date: 20/02/2017

Validity: unknown



आपका आधार क्रमांक / Your Aadhaar No. :

**7078 8719 6242**

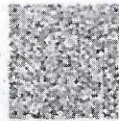
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



निखिल गोयल  
Nikhil Goel  
जन्म तिथि/ DOB: 23/02/1990  
पुरुष / MALE



**7078 8719 6242**

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आत्मज: नरेश गोयल, 2 / बी - 166  
नेहरु नगर, गाजियाबाद, गाजियाबाद,  
उत्तर प्रदेश - 201001

Address:  
S/O: Naresh Goel, 2 / B - 166  
Nehru nagar, Ghaziabad,  
Ghaziabad,  
Uttar Pradesh - 201001

**7078 8719 6242**



help@uidai.gov.in

www.

www.uidai.gov.in

NEEUPURE PHARMA PRIVATE LIMITED

AUTHORITY



# INCOME TAX DEPARTMENT

## Challan Receipt



e-Filing *Anywhere Anytime*  
Income Tax Department, Government of India

PAN	:	AAICN9597Q
Name	:	NEEUPURE PHARMA PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 1,60,000
Amount (in words)	:	Rupees One Lakh Sixty Thousand Only
CIN	:	23101400091858HDFC
Acknowledgement Number	:	AK10851212
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2328709935944
Date of Deposit	:	14-Oct-2023
BSR code	:	0510002
Challan No	:	16178
Tender Date	:	14/10/2023

NEEUPURE PHARMA PRIVATE LIMITED

For Prithwi Sagar International

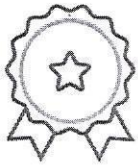
Sagarika Mukherjee  
Proprietor

AUTHORITY



## Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 1,60,00,000
	TDS Amount	₹ 1,60,000
A	Basic Tax	₹ 1,60,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 1,60,000
	Total (In Words)	Rupees One Lakh Sixty Thousand Only



### Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them. Login to e-filing portal and visit Appreciations and Rewards to know more.

Congrats! Here's what you have just achieved by choosing to pay online:



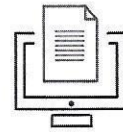
Time

Quick and Seamless



Paper

Save Environment



e-Receipt

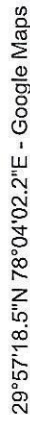
Easy Access

For Prithwi Sagar International  
Sagarika Mukherjee  
Proprietor

NEEUPURE PHARMA PRIVATE LIMITED  
AUTHORITY



29°57'18.5"N 78°04'02.2"E - Google Maps



29°57'18.5"N 78°04'02.2"E - Google Maps



  
भारत सरकार  
Government of India

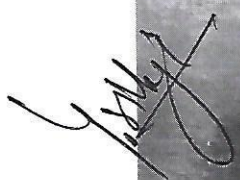



योगेन्द्र सिंह नेगी  
Yogendra Singh Negi  
पिता : जगमोहन सिंह नेगी  
Father : Jagmohan Singh Negi  
जन्म तिथि / DOB : 02/06/1977  
पुरुष / Male



5386 7734 4616


आधार - आम आदमी का अधिकार


  
  
आधार  
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India


पता :  
366 अ नरेन्द्र निवास, - गोविन्द  
पुरी, हरिद्वार, हरिद्वार, हरिद्वार,  
उत्तराखण्ड, 249401

Address:  
366 A NARENDRA NIVAS, -  
GOVIND PURI, HRIDWAR,  
Hardwar, Haridwar, Haridwar,  
Uttarakhand, 249401

5386 7734 4616

  
1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in





राहुल सिंघी  
Rahul Singh  
जन्म तिथि/DOB: 27/12/1978  
लिंग/ MALE

7359 8926 6996

VID : 9181 8972 1822 8216

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

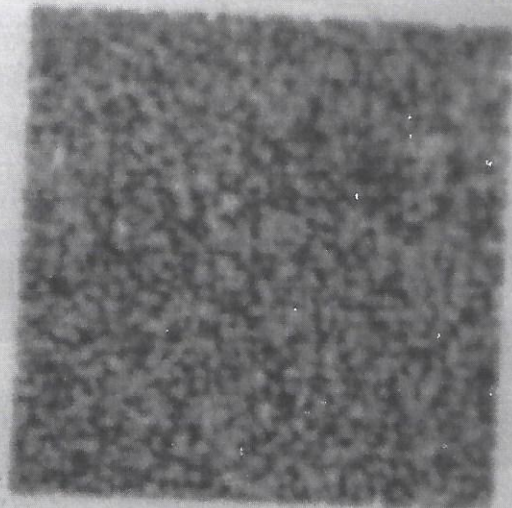


पता:

पूरा: शंकर मल सिंघी, के-79, शिवालिक नगर,  
शिवालिक नगर, हरिद्वार,  
उत्तराखण्ड - 249403

Address:

C/O: Shankar Mal Singhi, K-79, Shivalik  
Nagar, Shivalik Nagar, Haridwar,  
Uttarakhand - 249403



7359 8926 6996

VID : 9181 8972 1822 8216



1947

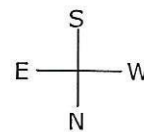
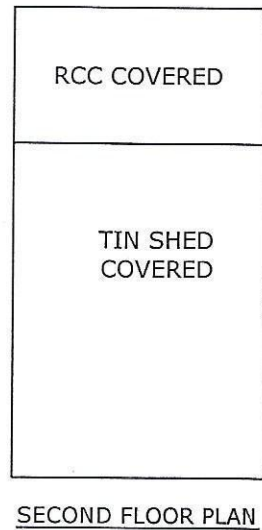
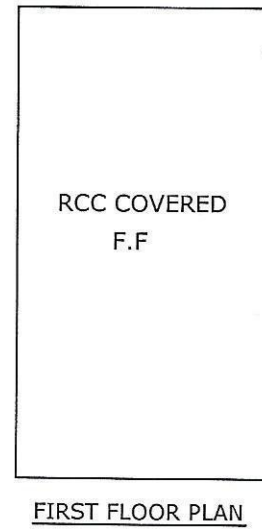
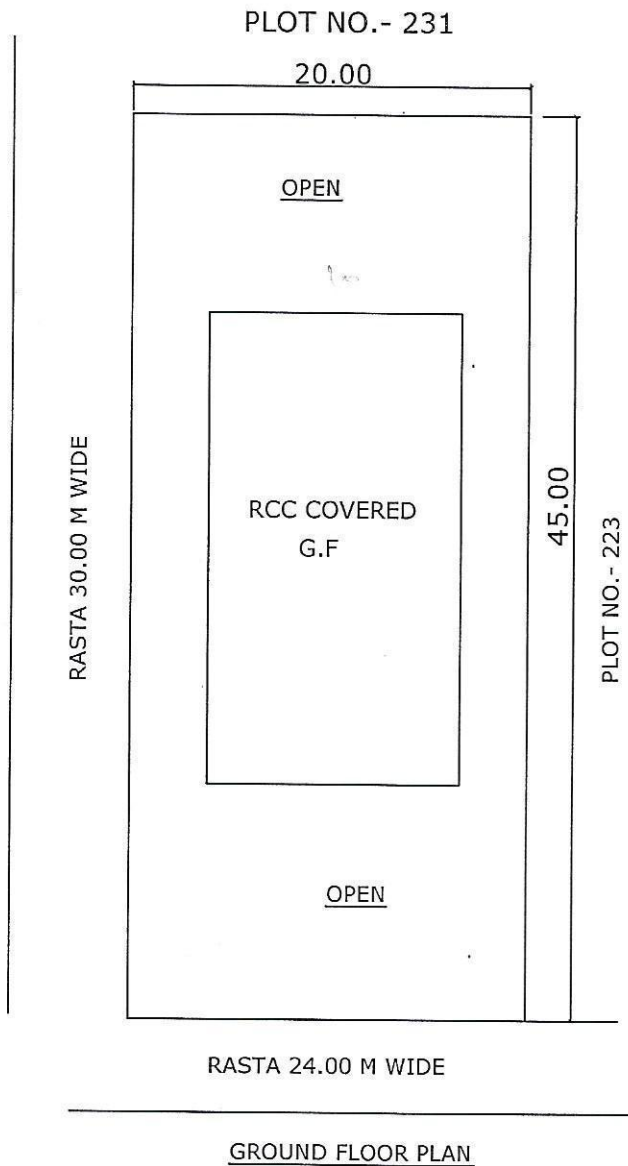


help@uidai.gov.in



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PLOT NO.- 222

TOTAL LAND AREA= 900.00 SQ M.

TOTAL COVERED AREA (R.C.C.) = 800.00 SQ M.

TOTAL COVERED AREA (TIN SHED) = 400.00 SQ M.

TOTAL COVERED AREA =1200.00 SQ M.

SITUATED AT- SECTOR -07, IIE SIIDCUL HARIDWR

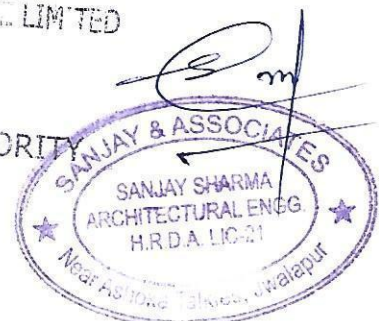
PARGANA-JWALAPUR TEHSIL & DISTT.-HARIDWAR

NEEUPURE PHARMA PRIVATE LIMITED

For Prithwi Sagar International


Sagorika Mukherjee  
Proprietor

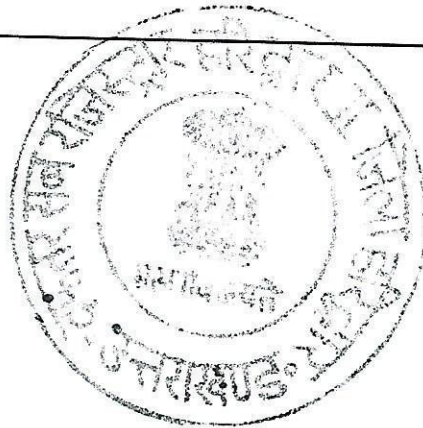
AUTHORITY



बही संख्या 1 जिल्द 6763 के पृष्ठ 67 से 116 पर क्रमांक 7663

पर आज दिनांक 16 Oct 2023 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, द्वितीय  
16 Oct 2023





This document has been written by the Advocate on the basis of documents and ownership rights and other identity proofs provided by the Buyer and the Seller. Their verification is attested on the document by handwritten signature evidence. If the facts, evidence and witnesses provided are found to be untrue in any way, then the author as well as the Advocate will not be responsible for the mistakes of the Buyer and the Seller

**IN WITNESS WHEREOF, the SELLER hereunto has set his hand to this SALE DEED with his free will and sound mind on the day, month and year mentioned in the presence of the following witnesses.**

DATED: 16-10-2023

**For Prithwi Sagar Intern**

*Sagorika Mukherjee*

**SELLER**

**Proprietor**

NEEUPURE PHARMA PRIVATE LIMITED

*[Signature]*

**AUTHORITY**

**BUYER**

**WITNESSES:-**

1)

*[Signature]*

Name:-Yogendra Singh Negi  
S/o:- Jagmohan Singh Negi  
R/o:- 366A Narendra Nivas,  
Govind Puri Haridwar  
Aadhar No:- 538677344616

2)

*[Signature]*


Name:- Rahul Singhvi  
S/o:- Shankar Mal Singhvi  
R/o:- k\_79 Shivalik Nagar  
Haridwar  
Aadhar No:- 735989266996

*[Signature]*  
**SHUBHAM SINGHAL**  
(Advocate)  
Reg. No. [illegible]  
Drafted by 2013

**SHUBHAM SINGHAL,**  
**ADVOCATE**

बही संख्या 1 जिल्द 6763 के पृष्ठ 67 से 116 पर क्रमांक 7663

पर आज दिनांक 16 Oct 2023 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, द्वितीय  
16 Oct 2023

