



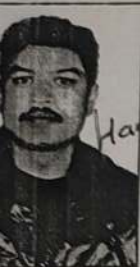
7036

SALE DEED

RELEVANT PARTICULARS



21



1. Consideration
2. Market Value
3. Stamp Duty

Rs. 27,27,000/-
Rs. 27,27,000/-
Rs. 1,06,000/- (including stamp duty of
Rs. 210/- for nomination).
Village Chalang

4. Locality
5. Particulars of the property

All that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 918, area measuring 504.94 Sq. Mtrs. or 0.0505 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun

6. Kind of Property
7. Circle rate

Residential
Rs. 5400/- per Sq. Mtrs. (Base Rate
Rs. 4500/- + 20%)
More than 1 kilometer away from the
main Sahastradhara Road and more
than 1 kilometers away from the main
Rajpur Road.

8. Distance from main Road

9. Name and Address of Sellers

(1) M/S JYOTSNA LAMPS CAPS PVT. LTD. (PAN : AABCJ8430F), having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand and (2) SHRI HIRA SINGH son of Shri Laxman Singh resident of Village Amel, Tehsil Betalghat, District Nainital through his attorney M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH (PAN : CPUPS2121D) son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand

10. Name and Address of Nominator :

S AND N LIFESTYLE INFRAVENTURES PVT. LTD. (PAN : AAMCS2936E), having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through its Director Shri Sachin Upadhyay (PAN : AAPPU0297E) son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun.

10. Name and Address of Purchaser

(1) SMT. NAZIA YUSUF IZUDDIN (PAN : ABHPI6626C) wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and (2) S AND N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun

11. Number of Stamp Sheets

14 Sheets

12. Drafted by

Sh. Rajiv Kakkar, Advocate

M/S Caps Pvt.Ltd. S & N Life Style Infraventures

Harish Suresh
Authorised Signatory

(Signature)
Director

(Signature)

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खण्ड UTTARAKHAND

246696

SALE DEED

This DEED OF SALE is made on this the 11th day of December, 2014 at Dehradun by (1) M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand and (2) SHRI HIRA SINGH son of Shri Laxman Singh resident of Village Amel, Tehsil Betalghat, District Nainital through his attorney M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand, hereinafter called as the "Sellers" of the ONE PART ;

AND

S AND N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (authorised vide Board Resolution dated 02.12.2014), hereinafter called as the "Nominator" of the SECOND PART ;

For Jyotsna Lamps Caps Pvt. Ltd.

Harish Singh
Authorised Signatory

S & N Life Style Infra ventures

Sachin Upadhyay
Director

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IN FAVOUR OF

(1) SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and (2) S AND N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (authorised vide Board Resolution dated 02.12.2014), hereinafter called the "Purchasers" of the THIRD PART ;

PROVIDED always and it is hereby agreed that whenever the context so requires, the terms "Sellers", "Nominator" and the "Purchasers" used hereinafter shall be also deemed to include their heirs, successors, legal representatives, executors, administrators and assigns.

S&N Life Style Infraventures (P) Ltd

For Jyotsna Lamps Caps Pvt.Ltd.

Hemish Suresh
Authorised Signatory

Director
[Signature]



UTTARAKHAND

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WHEREAS the Sellers are the joint recorded owners and bhumidhars of all that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 918, area measuring 504.94 Sq. Mtrs. or 0.0505 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun (morefully described in the Schedule given at the foot of this deed) and have absolute transferable rights in respect of the above land.

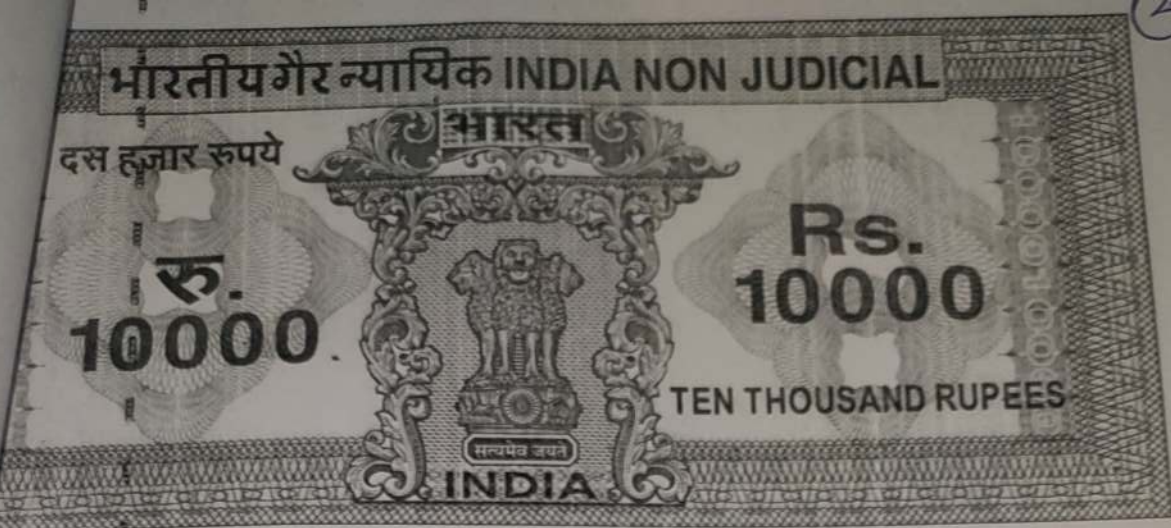
AND WHEREAS the Sellers have jointly purchased above land in Khata Khatauni No. 112 (1417 to 1422 fasli) situated in Mauza Chalang, Pargana Parwa Doon District Dehradun from its then recorded owner and bhumidhar Gireesha Estate and Development Pvt. Ltd., 340/2, Samuel Street, Mumbai, through its authorised Signatory Shri Yash Chaudhary son of Late Chaudhary Mahender Kumar resident of 52/17, Rajpur Road, Dehradun, by virtue of sale deed dated 21.09.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 2095 Pages 1 to 112 at Sl. No. 8712 on 21.09.2007.

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Sreen
Authorised Signatory

S&N Life Style Inf...

Wass. [Signature]



UTTARAKHAND

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AND WHEREAS the names of the Sellers have been duly recorded in the Revenue Records as joint owners and bhumidhars with transferable rights.

AND WHEREAS the Seller No. 2 has executed a General Power of Attorney in respect of his undivided share in the above land in favour of M/s Jyotsna Lamps Caps Pvt. Ltd. (Seller No. 1), by virtue of a deed of attorney dated 25.07.2008, duly registered in the office of Sub Registrar, Dehradun at Book No. 4 Vol. 262 Pages 149 to 160 at Sl. No. 747 on 25.07.2008. The said Power of Attorney is valid, subsisting, effective and has not been revoked so far.

AND WHEREAS Seller had agreed for sale of the said land with the Nominator and had further agreed with the Nominator that the sale deed shall be executed either in the name of Nominator or its Nominee(s)

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Kumar
Authorised Signatory

S&N Life Style Infrastructures (P) Ltd
Director

दस हजार रुपये

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Rs.
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TEN THOUSAND RUPEES

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AND WHEREAS the Nominator in exercise of its rights of nomination, wishes to nominate the Purchaser No. 1 for the sale of the said land and the Sellers are now executing this sale deed in respect of the said land in favour of the Purchaser No. 1 to extent of 454.44 Sq. Mtrs., out of which the total of 504.94 Sq. Mtrs. and the Nominator is joining the execution of this sale deed to confirm relinquishment of its interest and for its consent.

AND WHEREAS the Seller have thus agreed to sell the above mentioned land, morefully described in the Schedule given at the foot of this deed, to the Purchaser on nomination of the Nominator, for a price of **Rs. 27,27,000/- (Rupees Twenty Seven Lacs and Twenty Seven Thousand only)** free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

S&N Life Style Intravenous (P) Ltd.

[Signature]
Director

For Jyotsna Lamps Caps Pvt.Ltd.

[Signature]
Harish Kumar
Authorised Signatory

[Signature]

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UTTARAKHAND

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NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 27,27,000/- (Rupees Twenty Seven Lacs and Twenty Seven Thousand only) already paid by the Purchasers to the Sellers as under (the receipt whereof the Sellers hereby acknowledge), the Sellers as owners hereby transfer to the Purchasers by way of sale all that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 918, area measuring 504.94 Sq. Mtrs. or 0.0505 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, alongwith ALL the easements and appurtenances (morefully described in the Schedule given at the foot of this deed) TO HOLD all the same to the Purchasers as absolute owners.

S&N Life Style Intraventions

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Kumar
Authorised Signatory

Director



UTTARAKHAND

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2. The Sellers hereby covenants with the Purchasers as follows:-
- (a) That actual physical possession has been delivered to the Purchasers who shall hereinafter be entitled to hold and enjoy the aforesaid land without any interruption or disturbance by the Sellers or any person claiming through or under and without any lawful disturbance or interruption by any person whatsoever
- (b) That the Sellers will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said land to the Purchasers, their heirs or assigns as may be required.
- (c) That the interest hereby transferred subsists and the Sellers have the power to sell the same.

S&N Life Style Infra ventures (P) Ltd.

For Jyotsna Lamps Caps Pvt.Ltd.

Havish Suresh
Authorised Signatory

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

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Rs.1000

UTTARAKHAND

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- (d) That the land hereby sold is free from all charges, encumbrances and liens.
- (e) That all taxes, charges and revenue if any payable in respect of the said land shall be paid by the Sellers upto the date of registration of the sale deed and since the date of sale, the Purchasers shall be liable to pay the above taxes.
- (f) That vacant and peaceful possession of the said land has been delivered by the Sellers to the Purchasers.
- (g) That the parties to the deed do not belong to the Schedule Caste and Schedule Tribe.
- (h) That no registered agreement has been executed between the Sellers and the Purchasers in respect of the land hereby sold.
- (i) That the land is situated more than 1 kilometers away from the main Sahastradhara Road and more than 1 kilometers away from the main Rajpur Road and does not form a part of any industrial estate and is situated outside the purview of Nagar Nigam Area of Dehradun.
- (j) That in case the Purchasers are deprived of the whole or any part of land hereby sold by reason of any defect found in the title of the Sellers, or of any encumbrance or charge on the same to which this sale is not subject the Sellers shall be liable to indemnify the Purchasers to the extent of the loss suffered which shall also include the costs of the improvements made thereafter.

S&N Life Style Limited

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Suman
Authorised Signatory

Director

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES

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- (k) That the land is situated outside the Nagar Nigam, Dehradun and the Purchaser No. 1 is purchasing the above land U/S 154(3) of U.P. Z.A & L.R. Act and Purchaser No. 2 is purchasing the above land U/S 154(4)(1)(a) of U.P. Z.A & L.R. Act, thus there is no violation of provisions of Ordinance 29 of 2003.
- (l) That the land hereby sold is situated on 12.32 meters wide road.
- (m) That out of the total land hereby sold, the Purchaser No. 1 is purchasing 454.44 Sq. Mtrs. and the Purchaser no. 2 is purchasing 50.5 Sq. Mtrs. only.
- (n) That the circle rate in respect of the above land is fixed at Rs. 5400/- per Sq. Mtrs. (Base Rate Rs. 4500/- + 20%) at the maximum, according to which the market value as per the circle rate of the total area of land 504.94 Sq. Mtrs., comes to Rs. 27,27,000/- whereas the actual sale consideration is also Rs. 27,27,000/-. The share of Purchaser No. 1 is 454.44 Sq. Mtrs., on which the requisite stamp duty of Rs. 92,025/- is payable as the Purchaser No. 1 is a woman and the share of Purchaser No. 2 is 50.5 Sq. Mtrs., on which the requisite stamp duty of Rs. 13,650/- is payable, thus the total stamp duty of Rs. 1,06,000/- is being paid as per rules (including stamp duty of Rs. 210/- for nomination).

S&N Life Style Infraventures

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Kumar
Authorised Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES

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SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 918, area measuring 504.94 Sq. Mtrs. or 0.0505 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, bounded and butted as under :-

East	:	40 ft. wide Road
West	:	Land of others
North	:	Land of others
South	:	Land of Sellers

IN WITNESS WHEREOF THE SELLERS AND PURCHASERS HAVE EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

S&N Life Style Infrastructures (P) Ltd

For Jyotsna Lamps Caps Pvt.Ltd.

Harjot Singh
Authorised Signatory

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UTTARAKHAND

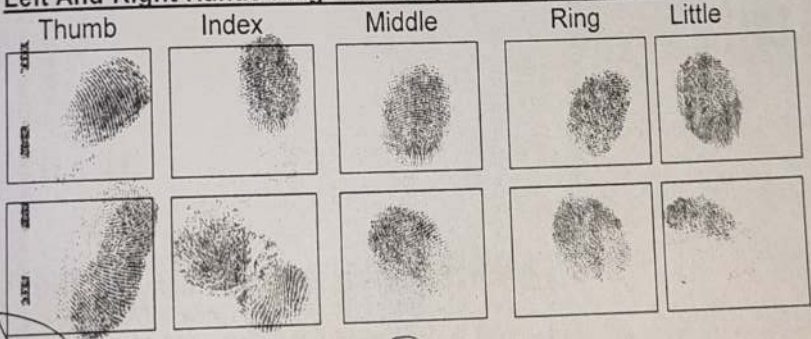
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FINGER PRINTS U/S 32-A REGISTRATION ACT

Name and Address of the Sellers :

(1) M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand and (2) SHRI HIRA SINGH son of Shri Laxman Singh resident of Village Amel, Tehsil Betalghat, District Nainital through his attorney M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand

Left And Right Hands Finger Prints (SHRI HARISH SINGH)



For Jyotsna Lamps Caps Pvt. Ltd.
Harish Singh
Authorised Signatory

For Jyotsna Lamps Caps Pvt. Ltd.
Harish Singh
SIG. OF SELLER NO. 1 FOR SELF
AND AS ATTORNEY FOR
SELLER NO. 2

Harish Singh




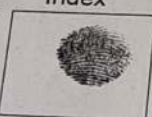







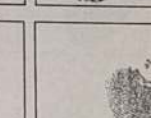
राज्य उत्तराखण्ड

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Name and Address of the Nominator :

S&N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun.

Left And Right Hands Finger Prints

Thumb	Index	Middle	Ring	Little
				
				

For Jyotsna Lamps Caps Pvt.Ltd.

Hari'sh Seneja
Authorised Signatory

was

S&N Life Style Infraventures (P) Ltd

SIG. OF NOMINATOR

Director

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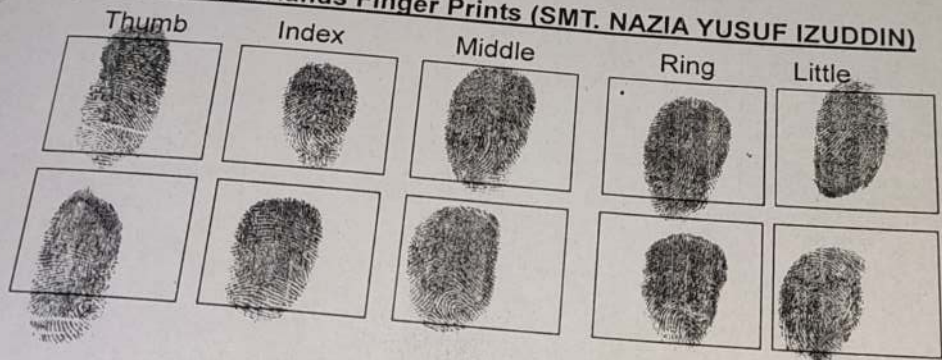
उत्तराखण्ड UTTARAKHAND

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Name and Address of the Purchasers :

(1) SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun and (2) S AND N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints (SMT. NAZIA YUSUF IZUDDIN)



For Jyotsna Lamps Caps Pvt.Ltd.

Harish Chandra
Authorised Signatory

Was
SIG. OF PURCHASER NO. 1

S&N Life Style Infrastructures Pvt. Ltd. - 1
Amli
Director

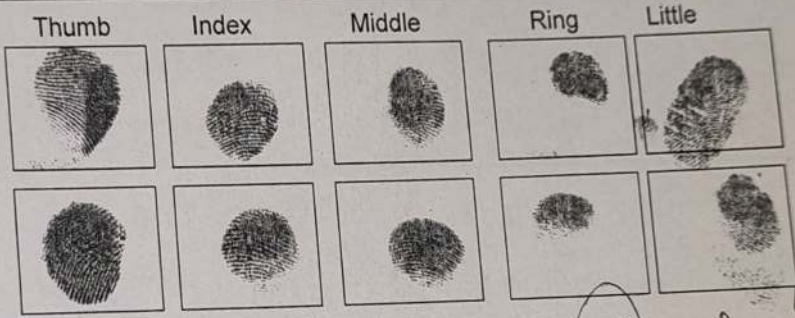
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उत्तराखण्ड UTTARAKHAND

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Left And Right Hands Finger Prints (SHRI SACHIN UPADHYAY)



SIG. OF PURCHASER NO. 2

WITNESSES :-

1. *Manoj*
Sh. Manoj Kumar
S/o Shri Mewa Lal
R/o Survey Estate, Hathibarkala
Dehradun
2. Sh. Arvind Kakkar
S/o Sh. Om Prakash Kakkar
R/o 1/12/3, Premnagar, Dehradun

(V.I.D. No. RLA0370874)

(PAN : BDZPK5113K)

Drafted by me on the basis of documents produced, by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.

(Rajiv Kakkar),
Advocate.

For Jyotsna Lamps Caps Pvt. Ltd.

Harish Kumar
Authorised Signatory (15)

GEN LIFE SYSTEMS INTERNATIONAL LTD
Director

3201
10 DEC 2014

महाराष्ट्र सरकार
अर्थ विभाग
मुंबई, महाराष्ट्र

बही संख्या 1 जिल्हा 1,485 के पृष्ठ 97 से 126 पर क्रमांक 7036
पर आज दिनांक 11 Dec 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक, देहसदून, मुंबई
11 Dec 2014

