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## SALE DEED

### RELEVANT PARTICULARS

1. Consideration : Rs. 35,55,000/-
2. Market Value : Rs. 35,55,000/-
3. Stamp Duty : Rs. 1,47,000/- (including stamp duty of Rs. 210/- for nomination).
4. Locality : Village Chalang
5. Particulars of the property : All that that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 933Ga, area measuring 790 Sq. Mtrs. or 0.0790 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun
6. Kind of Property : Residential
7. Circle rate : Rs. 4500/- per Sq. Mtrs.
8. Distance from main Road : More than 1 kilometer away from the main Sahastradhara Road and more than 1 kilometers away from the main Rajpur 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 : SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun (PAN : ABHP16626C)

11. Number of Stamp Sheets : 14 Sheets

12. Drafted by : Sh. Rajiv Kakkar, Advocate

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Singh  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd.

Director

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उत्तराखण्ड UTTARAKHAND

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8 DEC-2014

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 &amp; N Life Style Infraventures (P) Ltd

Director



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## IN FAVOUR OF

SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun, hereinafter called the "Purchaser" of the THIRD PART ;

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

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. 933Ga, area measuring 790 Sq. Mtrs. or 0.0790 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.

S&N Life Style Infraventures (P) Ltd  
Director

For Ayotsna Lamps Caps Pvt.Ltd.

Harish Snar  
Authorised Signatory

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

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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 SI. No. 8712 on 21.09.2007.

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

S&N Life Style Infra ventures (P) Ltd

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Suresh  
Authorised Signatory

*Waz*

*Signature*



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TWENTY FIVE THOUSAND RUPEES

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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 Suresh*  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd.

Director

*[Signature]*

*[Signature]*

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TWENTY FIVE THOUSAND RUPEES

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AND WHEREAS the Nominator in exercise of its rights of nomination, wishes to nominate the Purchaser 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 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. 35,55,000/- (Rupees Thirty Five Lacs and Fifty Five Thousand only)** free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

For Jyotsna Lamps Caps

Hardish Smeu  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd

Director



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Rs.  
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TEN THOUSAND RUPEES

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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. 35,55,000/- (Rupees Thirty Five Lacs and Fifty Five Thousand only) already paid by the Purchaser to the Sellers as under (the receipt whereof the Sellers hereby acknowledge), the Sellers as owners hereby transfer to the Purchaser by way of sale all that that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 933Ga, area measuring 790 Sq. Mtrs. or 0.0790 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 Purchaser as absolute owner.

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Sencer  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs.5000

FIVE THOUSAND RUPEES

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2. The Sellers hereby covenants with the Purchaser as follows :-

- (a) That actual physical possession has been delivered to the Purchaser 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 Purchaser, her heirs or assigns as may be required.

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Suresh  
Authorised Signatory

*Harish Suresh*

93 8448 State Infra. Invest. (P) Ltd

*Shilpa*



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एक हजार रुपये

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ONE THOUSAND RUPEES

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सत्यमेव जयते

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- (c) That the interest hereby transferred subsists and the Sellers have the power to sell the same.
- (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 Purchaser shall be liable to pay the above taxes.

For Jyotsna Lamps Corporation

Hansha Sreen  
Authorised Company

*[Signature]*

*[Signature]*

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- (f) That vacant and peaceful possession of the said land has been delivered by the Sellers to the Purchaser.
- (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 Purchaser in respect of the land hereby sold.

For Jyotsna Lampo & Co. Pvt. Ltd.

Harish Suman  
Authorised Signatory

*[Signature]*

S&N Life Style Infraventures (P) Ltd

*[Signature]*  
Director





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- (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.
- (ii) That in case the Purchaser 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 Purchaser to the extent of the loss suffered which shall also include the costs of the improvements made thereinafter.

For Jyotsna Lamps Caps Pvt.Ltd

*Harish Sene*  
Authorised Signatory

*WOS*

S&A Life Style Interventions (P) Ltd

*Shubh*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

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- (k) That the land is situated outside the Nagar Nigam, Dehradun and the Purchaser is purchasing the above land U/S 154(3) of U.P. Z.A & L.R. Act and there is no violation of provisions of Ordinance 29 of 2003.
- (l) That the circle rate in respect of the above land is fixed at Rs. 4500/- per Sq. Mtrs. at the maximum, according to which the market value as per the circle rate of the total area of land 790 Sq. Mtrs., comes to Rs. 35,55,000/- whereas the actual sale consideration is also Rs. 35,55,000/-, on which the requisite stamp duty of Rs. 1,46,500/- is payable, thus the total stamp duty of Rs. 1,47,000/- is being paid as per rules (including stamp duty of Rs. 210/- for nomination).

SCHEDULE OF LAND

That that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 933Ga, area measuring 790 Sq. Mtrs. or 0.0790 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, bounded and butted as under :-

East	:	Land of Sellers
West	:	Land of others
North	:	Land of others
South	:	Land of Sellers

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

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Saini  
Authorised Signatory

S&N Life Style Interventions (P) Ltd

(12)















उत्तराखण्ड

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)

Thumb	Index	Middle	Ring	Little
				
				

For Jyotsna Lamps Caps Pvt.Ltd.

SIG. OF SELLER NO. 1 FOR SELF  
AND AS ATTORNEY FOR  
SELLER NO. 2

(13)

S&N Life Style Infra ventures (P) Ltd











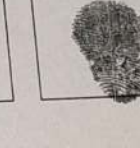
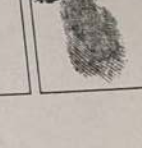
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Name and Address of the Nominator :

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

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For Jyotsna Lamps Caps Pvt.Ltd.

Harish Snow  
Authorised Signatory

SIG. OF NOMINATOR



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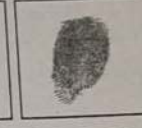





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Name and Address of the Purchaser :

SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of  
111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints

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Jyotsna Lamps Caps Pvt.Ltd.

*Harish Kumar*  
Authorised Signatory

*Nazia Yusuf Izuddin*  
SIG. OF PURCHASER

WITNESSES :-

- |  |  |
|--|--|
| 1. <i>Manoj Kumar</i><br>Sh. Manoj Kumar<br>S/o Shri Mewa Lal<br>R/o Survey Estate, Hathibarkala<br>Dehradun | 2. Sh. Arvind Kakkar<br>S/o Sh. Om Prakash Kakkar<br>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*  
(Rajiv Kakkar),  
Advocate.

(15)

S&N Life Style Infraventures (P) Ltd  
*Director*

बही संख्या 1 जिल्द 1,484 के पृष्ठ 385 से 414 पर क्रमांक 7032

पर आज दिनांक 11 Dec 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी।  
उप-निबंधक, देहरादून जिला  
11 Dec 2014

