



SALE DEED
RELEVANT PARTICULARS

- 4029
1. Consideration : Rs. 49,05,000/-
 2. Market Value : Rs. 49,05,000/-
 3. Stamp Duty : Rs. 2,14,500/- (including stamp duty of Rs. 210/- for nomination).
 4. Locality : Village Chalang
 5. Particulars of the property : All that land bearing Khata Khatauni No. 39 (1417 to 1422 fasli) forming part of Khasra No. 925, area measuring 1090 Sq. Mtrs. or 0.1090 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 : ABHPI6626C)
 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

Sachin Upadhyay
Director



UTTERAKHAND

246578

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 ;

S&N Life Style Infraventures (P) Ltd

na Lamps Caps Pvt.Ltd.

Harish Singh
Authorised Signatory

Director

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खण्ड UTTARAKHAND

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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. 39 (1417 to 1422 fasli) forming part of Khasra No. 925, area measuring 1090 Sq. Mtrs. or 0.1090 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.

For Jyotsna Lamps Caps Pvt.Ltd.

S&N Life Style Interventions (P) Ltd

Harish Kumar
Authorised Signatory

[Signature]
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

पच्चीस हजार रुपये

Rs.

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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 Sl. No. 8712 on 21.09.2007. A Correction Deed dated 08.03.2010 was also executed between the above parties to correct and add the Khasras left in the sale deed dated 21.09.2007, the correction deed being duly duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 3217 Pages 185 to 196 at Sl. No. 1870 on 10.03.2007.

For Jyotna Lamps Caps Pvt.Ltd.

Harish Chandra
Authorised Signatory

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पच्चीस हजार रुपये



Rs.
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TWENTY FIVE THOUSAND RUPEES

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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)

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.

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Kumar
Authorised Signatory

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TWENTY FIVE THOUSAND RUPEES

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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. 49,05,000/- (Rupees Forty Nine Lacs and Five Thousand only) free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 49,05,000/- (Rupees Forty Nine Lacs and 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 land bearing Khata Khatauni No. 39 (1417 to 1422 fasli) forming part of Khasra No. 925, area measuring 1090 Sq. Mtrs. or 0.1090 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 Kumar
Authorised Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये

Rs.
25000

TWENTY 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 Chandra
Authorised Signatory

S&N Life Style Infraventures (P) Ltd

Handwritten signature of a representative of S&N Life Style Infraventures (P) Ltd.

Handwritten signature of a representative of S&N Life Style Infraventures (P) Ltd. with the word 'Director' printed below it.



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

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Chandra
Authorised Signatory

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S&N Life Style Infra ventures (P) Ltd

Director

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये



Rs.
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TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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- (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.
- (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.

For Jyotsna Lamps Gaps Pvt.Ltd.

Harish Shan
Authorised Signatory

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- (i) 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 thereafter.
- (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.

For Jyotsna Lamps Caps Pvt.Ltd.

Hansu Singh
Authorised Signatory

S&N Life Style Intraventures (P) Ltd

Wase

Director
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पण्ड UTARAKHAND

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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 1090 Sq. Mtrs., comes to Rs. 49,05,000/- whereas the actual sale consideration is also Rs. 49,05,000/-, on which the requisite stamp duty of Rs. 2,14,000/- is payable, thus the total stamp duty of Rs. 2,14,500/- is being paid as per rules (including stamp duty of Rs. 210/- for nomination).

For Jyotsna Lamps Caps Pvt.Ltd

S&N Life Style Infraventures (P) Ltd

Hanish Kumar
Authorised Signatory

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[Signature]
Director

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SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 39 (1417 to 1422 fasli) forming part of Khasra No. 925, area measuring 1090 Sq. Mtrs. or 0.1090 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, bounded and butted as under :-

East	:	Land of Sellers
West	:	Land of Sellers
North	:	Land of Sellers
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 Samra
Authorised Signatory

S & N Life Style Infraventures (P) Ltd

Wage

[Signature]
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

B 469894

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

S&N Life Style Infrastructures (P) Ltd

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु. 1000

ONE THOUSAND RUPEES

Rs. 1000



खण्ड UTTARAKHAND

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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

Thumb	Index	Middle	Ring	Little

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Kumar
Authorised Signatory

S&N Life Style Infrastructures (P) Ltd

SIG. OF NOMINATOR

[Signature]

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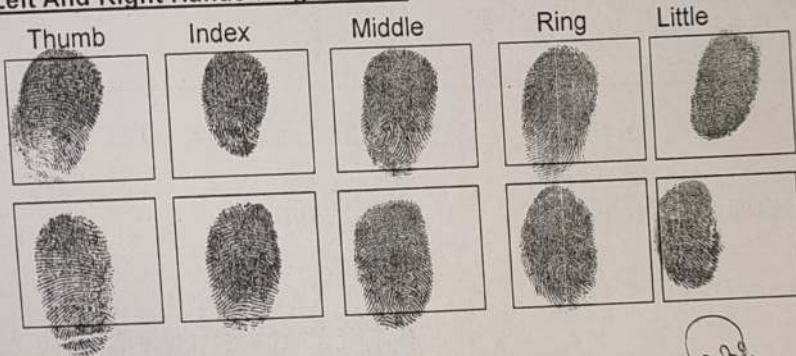

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Name and Address of the Purchaser :

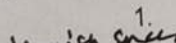
SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of

111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints

 SIG. OF PURCHASER

WITNESSES :-

for Jyotsna Lamp

 1. 
 Authorised Signatory

 Sh. Manoj Kumar
 S/o Shri Mewa Lal
 R/o Survey Estate, Hathibarkala
 Dehradun

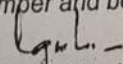
2.

 Sh. Arvind Kakkar
 S/o Sh. Om Prakash Kakkar
 R/o 1/12/3, Premnagar, Dehradun

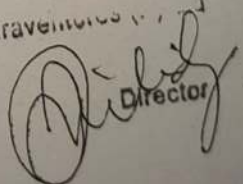
(V.I.D. No. RLA0370874)

(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.

(15)

 S&N Life Style Intraventions

 Director

10 DEC 2014

महाराष्ट्र सरकार
उप-निबंधक, देहरादून
11 DEC 2014

वही संख्या 1 जिल्द 1,484 के पृष्ठ 315 से 344 पर क्रमांक 7029
पर आज दिनांक 11 Dec 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी
उप-निबंधक, देहरादून, जलेश्वर
11 Dec 2014

