





# RELEVANTPARTICULARS

- Consideration
- Market Value
- Stamp Duty
- Locality

Rs. 21,53,000/-Rs. 21,53,000/-

Rs. 81,000/- (Including Rs. 210/- for

Nomination)

Village Kervan Karanpur

All that land bearing Khata Khatauni

No. 6 (1420 to 1425 fasli) forming-part of Khasra No. 94 area measuring 43 Sq. Mtrs. or 0.0043 Hect., Khasra No. 17 area measuring 124 Sq. Mtrs. or 0.0124 Hect., Khasra No. 23 area measuring 235 Sq. Mtrs. or 0.0235 Hect., Khasra No. 34 area measuring 40 Sq. Mtrs. or 0.0040 Hect., Khasra No. 55 area measuring 8 Sq. Mtrs. or 0.0008 Hect. Khasra No. 8Chha- Min. (खसरा संख्या कप्र-मिन्छ) area measuring 2470 Sq. Mtrs. or 0.2470 Hect. AND land bearing Khata Khatauni No. 20 (1420 to 1425 fasli) forming part of Khasra No. 8Ga (खरारा रांच्या डग) area measuring 120 Sq. Mtrs. or 0.0120 Hect., Khasra No. 9 area measuring 800 Sq. Mtrs. or 0.0800 Hect., Khasra No. 10 area measuring 900 Sq. Mtrs. or 0.0900 Hect. AND land bearing Khata Khatauni No. 19 (1420 to 1425 fasli) forming part of Khasra No. 91 area measuring 36 Sq. Mtrs. or 0.0036 Hect., Khasra No. 93 area measuring 7 Sq. Mtrs. or 0.0007 Hect., Total Area measuring 4783 Sq. Mtrs. or 0.4783 Hect., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun.

6. Kind of Property

Circle rate

Rs. 45,00,000/- per Hect.

Distance from main Road

More than 1 kilometer away from the main Sahastradhara Road and more than 2 kilometers away from the main

Rajpur Road

(1) M/S JYOTSNA LAMPS CAP PVT.

LTD. (PAN : AABCJ8430F), having its registered office at 35, Windlass Shopping 9. Name and Address of Sellers Complex, 11-A, Rajpur Road, 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 and (2) SHRI JAMNA PRASAD BANGWAL (PAN: AKYPB0094M) son of Shri M.L. Bangwal resident of 107, Neshvilla Road, Dehradun through his attorney M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at having its registered office at Doon Callisto, Sahastradhara Byepass 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,

S AND N LIFESTYLE INFRAVENTURES Uttarakhand 10. Name and Address of Nominator; 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

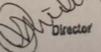
SMT. NAZIA YUSUF IZUDDIN wife of

Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun (PAN: ABHPI6626C) 18 Sheets (Including PDE Sheet) Sh. Rajiv Kakkar, Advocate 11. Number of Sheets

12. Drafted by For Jyotsna Lamps Caps Pvt.Ltd.

S and N Lifestyle Infraventures &

authorised Signatory





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AND WHEREAS the Seller No. 2 has executed a General Power of Attorney in respect of his share in the above land in favour of M/s Jyotsna Lamps Cap Pvt. Ltd. (Seller No. 1), by virtue of a deed of attorney dated 21.07.2008, duly registered in the office of Sub Registrar, Dehradun at Book No. 4 Vol. 262 Pages 39 to 48 at SI. No. 734 on 21.07.2008. The said Power of Attorney is valid, subsisting, effective and has not been revoked so far.

AND WHEREAS Sellers 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.

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#### SALE DEED

This DEED OF SALE is made on this the 21st day of February, 2015 at Dehradun by (1) M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at 35, Windlass Shopping Complex, 11-A, Rajpur Road, 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 JAMNA PRASAD BANGWAL son of Shri M.L. Bangwal resident of 107, Neshvilla Road, Dehradun through his attorney M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at 35, Windlass Shopping Complex, Rajpur Road, 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;

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

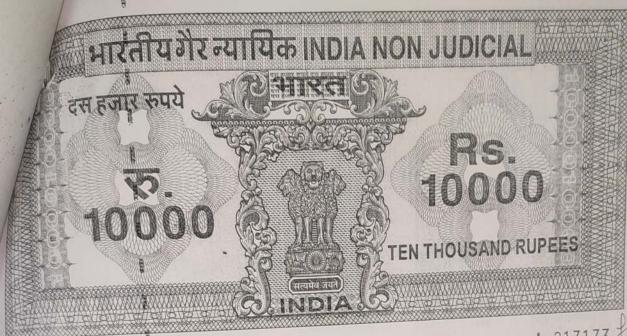
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AND WHEREAS the Sellers had purchased the land by vide sale deed dated 26.10.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 2211 Page 347 to 402 at SI. No. 10907 on 13.12.2007 and vide sale deed dated 19.09.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 1995 Page 95 to 130 at Sl. No. 7787 on 19.09.2007 and the name of the Sellers have been duly recorded in the Revenue Records as joint owners and bhumidhars with transferable rights.

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

For Jyotsna Lamps Caps Pvt.Ltd.

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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. 6 (1420 to 1425 fasli) forming part of Khasra No. 94 area measuring 43 Sq. Mtrs. or 0.0043 Hect., Khasra No. 17 area measuring 124 Sq. Mtrs. or 0.0124 Hect., Khasra No. 23 area measuring 235 Sq. Mtrs. or 0.0235 Hect., Khasra No. 34 area measuring 40 Sq. Mtrs. or 0.0040 Hect., Khasra No. 55 area measuring 8 Sq. Mtrs. or 0.0008 Hect. Khasra No. 8Chha- Min. (खसरा संख्या 8छ-मिन०) area measuring 2470 Sq. Mtrs. or 0.2470 Hect. AND land bearing Khata Khatauni No. 20 (1420 to 1425 fasli) forming part of Khasra No. 8Ga (खसरा संख्या 8ग) area measuring 120 Sq. Mtrs. or 0.0120 Hect., Khasra No. 9 area measuring 800 Sq. Mtrs. or 0.0800 Hect., Khasra No. 10 area measuring 900 Sq. Mtrs. or 0.0900 Hect. AND land bearing Khata Khatauni No. 19 (1420 to 1425 fasli) forming part of Khasra No. 91 area measuring 36 Sq. Mtrs. or 0.0036 Hect., Khasra No. 93 area measuring 7 Sq. Mtrs. or 0.0007 Hect., Total Area measuring 4783 Sq. Mtrs. or 0.4783 Hect., situated in Mauza Kervan Karanpur, 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.

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For Jyotsna Lamps Caps Pvt.Ltd. .

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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.

For Jyotsna Lamps Caps Pvt.Ltd.

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AND WHEREAS the Sellers have agreed to sell the above all that land bearing Khata Khatauni No. 6 (1420 to 1425 fasli) forming part of Khasra No. 94 area measuring 43 Sq. Mtrs. or 0.0043 Hect., Khasra No. 17 area measuring 124 Sq. Mtrs. or 0.0124 Hect., Khasra No. 23 area measuring 235 Sq. Mtrs. or 0.0235 Hect., Khasra No. 34 area measuring 40 Sq. Mtrs. or 0.0040 Hect., Khasra No. 55 area measuring 8 Sq. Mtrs. or 0.0008 Hect. Khasra No. 8Chha- Min. (खसरा संख्या 8छ–मिन0) area measuring 2470 Sq. Mtrs. or 0.2470 Hect. AND land bearing Khata Khatauni No. 20 (1420 to 1425 fasli) forming part of Khasra No. 8Ga (खसरा क्षांख्या धग) area measuring 120 Sq. Mtrs. or 0.0120 Hect., Khasra No. 9 area measuring 800 Sq. Mtrs. or 0.0800 Hect., Khasra No. 10 area measuring 900 Sq. Mtrs. or 0.0900 Hect. AND land bearing Khata Khatauni No. 19 (1420 to 1425 fasli) forming part of Khasra No. 91 area measuring 36 Sq. Mtrs. or 0.0036 Hect., Khasra No. 93 area measuring 7 Sq. Mtrs. or 0.0007 Hect., Total Area measuring 4783 Sq. Mtrs. or 0.4783 Hect., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun (morefully described in the Schedule, given at the foot of this deed) to the Purchaser at an agreed sale price of Rs. 21,53,000/ (Rupees Twenty One Lacs and Fifty Three Thousand only)

For Jyotsna Lamps Caps Pvt.Ltd.

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AND WHEREAS the Purchaser has agreed to purchase the aforesaid land from the Sellers at the agreed sale price of Rs. 21,53,000/- (Rupees Twenty One Lacs and Fifty Three Thousand only)

#### NOW THIS DEED WITNESSETH AS UNDER

That in pursuance of the said agreement and in consideration for the sum of Rs. 21,53,000/- (Rupees Twenty One Lacs and Fifty Three Thousand only) already paid by the Purchaser to the Sellers (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. 6 (1420 to 1425 fasli) forming part of Khasra No. 94 area measuring 43 Sq. Mtrs. or 0.0043 Hect., Khasra No. 17 area measuring 124 Sq. Mtrs. or 0.0124 Hect., Khasra No. 23 area measuring 235 Sq. Mtrs. or 0.0235 Hect., Khasra No. 34 area measuring 40 Sq. Mtrs. or 0.0040 Hect., Khasra No. 55 area measuring 8 Sq. Mtrs. or 0.0008 Hect. Khasra No. 8Chha- Min. (खसरा संख्या ८छ-मिन०) area measuring 2470 Sq. Mtrs. or 0.2470 Hect. AND land bearing Khata Khatauni No. 20 (1420 to 1425 fasli) forming part of Khasra No. 8Ga (खसरा संख्या ४ग) area measuring 120 Sq. Mtrs. or 0.0120 Hect., Khasra No. 9 area measuring 800 Sq. Mtrs. or 0.0800 Hect., Khasra No. 10 area measuring 900 Sq. Mtrs. or 0.0900 Hect. AND land bearing Khata Khatauni No. 19 (1420 to 1425 fasli) forming part of Khasra No. 91 area measuring 36 Sq. Mtrs. or 0.0036 Hect., Khasra No. 93 area measuring 7 Sq. Mtrs. or 0.0007 Hect., Total Area measuring 4783 Sq. Mtrs. or 0.4783 Hect., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun, alongwith ALL the easements and apputtenances (morefully described in the Schedule given 8 and N Lifestyle Infraventures Pvt. Ltd.

For Jyotsna Lamps Caps Pvt.Ltd.

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at the foot of this deed) TO HOLD all the same to the Purchaser as absolute owner.

#### The Sellers hereby covenants with the Purchaser as follows:-

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.

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.

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(c) That the interest hereby transferred subsists and the Sellers have the power to sell the same.

That the land hereby sold is free from all charges, encumbrances and

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.

above taxes.

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 Sum Authorised Signatory S and N Lifestyle Infraventures Byt.

Director

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That the parties to the deed do not belong to the Schedule Caste and

That no registered agreement has been executed between the Sellers and the Purchaser in respect of the land hereby sold.

That the land is situated more than 1 kilometers away from the main Sahastradhara Road and more than 2 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 Caps Pvt.Ltd.

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That in case the Purchaser is 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.

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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.

That the circle rate in respect of the above land is fixed at Rs. 45,00,000/
- per Hect., at the maximum, according to which the market value as per
the circle rate of the total area of land 0.4783 Hect., comes to Rs.
21,53,000/- which is equivalent to the actual sale consideration, Purchaser
is a woman, as such the stamp duty of Rs. 81,000/- as per rules, including
Rs. 210/- stamp duty for Nomination.

For Jyotsna Lamps Caps Pvt.Ltd.

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Director

SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 6 (1420 to 1425 fasli) forming part of Khasra No. 94 area measuring 43 Sq. Mtrs, or 0.0043 Hect., Khasra No. 17 area measuring 124 Sq. Mtrs. or 0.0124 Hect., Khasra No. 23 area measuring 235 Sq. Mtrs. or 0.0235 Hect., Khasra No. 34 area measuring 40 Sq. Mtrs. or 0.0040 Hect., Khasra No. 55 area measuring 8 Sq. Mtrs. or 0.0008 Hect. Khasra No. 8Chha- Min. (खसरा संख्या ८छ-मिन०) area measuring 2470 Sq. Mtrs. or 0.2470 Hect. AND land bearing Khata Khatauni No. 20 (1420 to 1425 fasli) forming part of Khasra No. 8Ga (खसरा संख्या 8ग) area measuring 120 Sq. Mtrs. or 0.0120 Hect., Khasra No. 9 area measuring 800 Sq. Mtrs. or 0.0800 Hect., Khasra No. 10 area measuring 900 Sq. Mtrs. or 0.0900 Hect. AND land bearing Khata Khatauni No. 19 (1420 to 1425 fasli) forming part of Khasra No. 91 area measuring 36 Sq. Mtrs. or 0.0036 Hect., Khasra No. 93 area measuring 7 Sq. Mtrs. or 0.0007 Hect., Total Area measuring 4783 Sq. Mtrs. or 0.4783 Hect., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun

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.

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## FINGER PRINTS U/S 32-A REGISTRATION ACT

(1) M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at Name and Address of the Sellers 35, Windlass Shopping Complex, 11-A, Rajpur Road, 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 JAMNA PRASAD BANGWAL son of Shri M.L. Bangwal resident of 107, Neshvilla Road, Dehradun through his attorney M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at 35, Windlass Shopping Complex, Rajpur Road, 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,

Left And Right Hands Finger Prints (SHRI HARISH SINGH)



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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 Little Ring Middle Thumb COD S and N Lifestyle infraventuces Pyt. Ltd. NOMINATOR Director SIG. OF For Jyotsna Lamps Caps Pvt.Ltd. Harrised Signatory



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



WITNESSES :-

For Jyotsna Lamps Caps Pvt.Ltd.

maney Sh. Manoj Kumar Sto Shri Mewa Lal

R/o Survey Estate, Hathibarkala Dehradun

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

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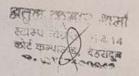
Drafted by me on the basis of documents produced, by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.

(Rajiv Kakkar) Advocate

S and N Lifestyle Infraventures Pvt.

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वारिका मुद्धां उप्रदीन कार कार्यन उपाह्याप ।



बही संख्या 1 जिल्द 1,643 के पृष्ठ 225 से 260 पर क्रमाक 1605 पर आज दिनांक 23 Feb 2015 को रजिस्ट्रीकरण किया गया।

