



1604

## SALE DEED

### RELEVANT PARTICULARS

1. Consideration : Rs. 3,24,000/-
2. Market Value : Rs. 3,24,000/-
3. Stamp Duty : Rs. 12,500/- (Including Rs. 210/- for Nomination)
4. Locality : Village Kervan Karanpur
5. Particulars of the property : All that land bearing Khata Khatauni No. 23 (1420 to 1425 fasli) forming part of Khasra No. 308 area measuring 16 Sq. Mtrs. or 0.0016 Hect., Khasra No. 309 area measuring 100 Sq. Mtrs. or 0.0100 Hect. and Khasra No. 310 area measuring 100 Sq. Mtrs. or 0.0100 Hect., total area measuring 216 Sq. Mtrs. or 0.0216 Hect., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun
6. Kind of Property : Land
7. Circle rate : Rs. 1500/- per Sq. Mtr.
8. 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.
9. Name and Address of Sellers : (1) M/S JYOTSNA LAMPS CAP PVT. LTD. (PAN : AABCJ8430F), 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 SURENDER PAL SINGH (PAN : BMLPS4659D) son of Shri Kendra Singh resident of Patti Dhanari, Village Dhungi, P.O. Sunguni, Tehsil Dunda, Uttarkashi 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 (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 Sheets : 15 Sheets (Including PDE Sheet)
12. Drafted by : Sh. Rajiv Kakkar, Advocate

For Jyotsna Lamps Caps Pvt.Ltd S and N Lifestyle Infraventures Pvt.Ltd.

Harish Singh  
Authorised Signatory

Director



B 456086

उत्तराखण्ड UTTARAKHAND

### 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 SURENDER PAL SINGH son of Shri Kendra Singh resident of Patti Dhanari, Village Dhungi, P.O. Sunguni, Tehsil Dunda, Uttarkashi 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 ;

S and N Lifestyle Infraventures Pvt. Ltd.

For Jyotsna Lamps Caps Pvt. Ltd.

(2)

Harish Singh  
Authorised Signatory

Director

Wase.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

बण्ड UTTARAKHAND

B 456072

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. 23 (1420 to 1425 fasli) forming part of Khasra No. 308 area measuring 16 Sq. Mtrs. or 0.0016 Hect., Khasra No. 309 area measuring 100 Sq. Mtrs. or 0.0100 Hect. and Khasra No. 310 area measuring 100 Sq. Mtrs. or 0.0100 Hect., total area measuring 216 Sq. Mtrs. or 0.0216 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.

AND WHEREAS the Sellers have jointly purchased land in Khata Khatauni No. 23 (1420 to 1425 fasli) situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun, from its then recorded owner and bhumidhar Shri Manoj Singh son of Shri R.C. Chaudhary resident of 12, Krishna Bagh, Dayal Bagh, Agra, by virtue of a deed of sale dated 19.09.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 1995 Pages 51 to 70 at Sl. No. 7785 on 19.09.2007.

S and N Lifestyle Infraventures Pvt. Ltd.

Fo Jyotsna Lamps Caps Pvt. Ltd.

Harish Kumar  
Authorised Signatory

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

सत्यमेव जयते

INDIA

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खण्ड UTTARAKHAND

2 FEB 2015

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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 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 21 to 30 at Sl. No. 732 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)

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 Sharma  
Authorised Signatory

S and N Lifestyle Infraventures Pvt. Ltd.

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000



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राखण्ड UTTARAKHAND

FEB 2015

AND WHEREAS the Sellers have agreed to sell the above all that land bearing Khata Khatauni No. 23 (1420 to 1425 fasli) forming part of Khasra No. 308 area measuring 16 Sq. Mtrs. or 0.0016 Hect., Khasra No. 309 area measuring 100 Sq. Mtrs. or 0.0100 Hect. and Khasra No. 310 area measuring 100 Sq. Mtrs. or 0.0100 Hect., total area measuring 216 Sq. Mtrs. or 0.0216 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. 3,24,000/- (Rupees Three Lacs and Twenty Four Thousand only)

AND WHEREAS the Purchaser has agreed to purchase the aforesaid land from the Sellers at the agreed sale price of Rs. 3,24,000/- (Rupees Three Lacs and Twenty Four Thousand only)

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Chandra  
Authorised Signatory

S and N Lifestyle Infraventures Pvt. Ltd.

*[Signature]*

*[Signature]*  
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



B 456075

खण्ड UTTARAKHAND

FEB 2015

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 3,24,000/- (Rupees Three Lacs and Twenty Four 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. 23 (1420 to 1425 fasli) forming part of Khasra No. 308 area measuring 16 Sq. Mtrs. or 0.0016 Hect., Khasra No. 309 area measuring 100 Sq. Mtrs. or 0.0100 Hect. and Khasra No. 310 area measuring 100 Sq. Mtrs. or 0.0100 Hect., total area measuring 216 Sq. Mtrs. or 0.0216 Hect., situated in Mauza Kervan Karanpur, 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.

*Havish Sanyal*  
Authorised Signatory

S and N Lifestyle Infraventures Pvt.Ltd.

*Waf*

*Director*  
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

INDIA

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उत्तराखण्ड UTARAKHAND

2 FEB 2015

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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. S and N Lifestyle Infraventures Pvt. Ltd.

Harish Kumar  
Authorised Signatory

[Signature]

[Signature]  
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

सत्यमेव जयते

INDIA

B 456077

संखण्ड UTTARAKHAND

2 FEB 2015

- (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.
- (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 Lamps Caps Pvt.Ltd.

Harish Suman  
Authorised Signatory

S and N Lifestyle Infraventures Pvt. Ltd.

Waf.

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



B 456078

उत्तराखण्ड UTTARAKHAND

2 FEB 2019

- (i) 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.
- (ii) 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.

Harish Srivastava  
Authorised Signatory

S and N Lifestyle Infraventures Pvt. Ltd.

WAS

Director



खण्ड UTTARAKHAND

B 456079

- (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. 1500/- per Sq. Mtrs. at the maximum, according to which the market value as per the circle rate of the total area of land 216 Sq. Mtrs., comes to Rs. 3,24,000/- which is equivalent to the actual sale consideration, Purchaser is a woman, as such the stamp duty of Rs. 12,500/- as per rules, including Rs. 210/- stamp duty for Nomination.

For Jyotsna Lamps Caps Pvt.Ltd.  
*Harish Chandra*  
 Authorised Signatory

S and N Lifestyle Infraventures Pvt.Ltd.  
*[Signature]*  
 Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

B 456080

राखण्ड UTTARAKHAND

SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 23 (1420 to 1425 fasli) forming part of Khasra No. 308 area measuring 16 Sq. Mtrs. or 0.0016 Hect., Khasra No. 309 area measuring 100 Sq. Mtrs. or 0.0100 Hect. and Khasra No. 310 area measuring 100 Sq. Mtrs. or 0.0100 Hect., total area measuring 216 Sq. Mtrs. or 0.0216 Hect., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun, bounded and butted as under:-

East	:	Land of others
West	:	15 ft. wide Road
North	:	Land of others
South	:	Land of others

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.

*Hanisha*  
Authorised Signatory

S and N Lifestyle Infraventures Pvt. Ltd.

*Nay*

*M. N. D.*  
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

ब्रह्म UTARAKHAND

B 456082

FINGER PRINTS U/S 32-A REGISTRATION ACT

Name and Address of the Sellers :

(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 SURENDER PAL SINGH son of Shri Kendra Singh resident of Patti Dhanari, Village Dhungi, P.O. Sunguni, Tehsil Dunda, Uttarkashi 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

Left And Right Hands Finger Prints (SHRI HARISH SINGH)

Thumb	Index	Middle	Ring	Little

and N Lifestyle Infraventures Pvt. Ltd.

Director

For Jyotsna Lamps Caps Pvt.Ltd.

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



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000



ONE THOUSAND RUPEES  
Rs.1000

राखण्ड UTTARAKHAND

B 456085

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.

Hanisha Shrivastava  
Authorised Signatory

S and N Lifestyle Infraventures Pvt. Ltd.

SIG. OF NOMINATOR  
Director

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIAN NON JUDICIAL

A 478853

उत्तरांचल UTTARANCHAL

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

Thumb	Index	Middle	Ring	Little

SIG. OF PURCHASER

WITNESSES :-

1. 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.

(14)

635  
20 FEB 2015

नाममा-पुसुप-कुसुप-... 1/10 सभिन उपपमा...

देह राह

अतः





H122

वही संख्या 1 जिल्द 1,643 के पृष्ठ 195 से 224 पर क्रमांक 1604  
पर आज दिनांक 23 Feb 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकरी अधिकारी /  
उप-निबंधक, देहरोदून, चतुर्थ  
28 Feb 2015

