

DITS, REWARI
(Applicant Copy)

Receipt No 35 / HA(L)RIS

Receipt Date 09/03/2009

Name

Technico Industries Limited

Father Name

--

Address

Bawal

Purpose

Sale

Old No (If any):

Service Charge

200

Red Cross Donation

0

Total 200

09 March 2009


Authorized Signature

delup

- I.G.R. - Item No. 1 - H.G.P., Chd.

रजिस्ट्री संख्या 2 No. 9900666

रखीद पुस्तक क्र 10696

कार्यालय सब-रजिस्ट्रार *Omrao*

कम संख्या

दस्तावेज पेश करने वाले का नाम *17/9/9*

दस्तावेज की तकमील करने वाले का नाम और
तकमील की तारीख

दस्तावेज पेश होने की तारीख *9/3/09*

दस्तावेज की किस्म और *SI*

मददावजों की रकम *11250000/-*

स्टाम्प मूल्य *562500/-*

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकद
शुल्क की रकम का खोद और विवरण

शब्दों की संख्या रकम

15000

pe

15000

रजिस्ट्री अधिकारी के हस्ताक्षर

Serial No. 16

dated. 05/03/2009.

No Court Case
9/3/09

CERTIFICATE UNDER SECTION 41 & 42 THE INDIAN STAMP ACT, 1899

Certified that Rs. = 56,25,000/- Fifty Six Lacs Twenty -
Five Thousand only only) deficiency in the stamp Duty
on this Deed has been realized and Credited
under Head 0030-C Stamp Non-Judicial Stamp Deficiency vide S.B.I.
Rewari/treasury Challan No. 33 dated
05-03-2009 by Sh. /Smt./ Mr. M/s Technico Industries -
Hd. New Delhi Through. S. N. Vashist Adh.
for sale Deed Rs. = 11,25,00,000/- 1/-

For behalf of Badve Engineering Hd. Bawal.

Now this documents is duly stamped


Treasury Officer-Cum
Collector Rewari

05/03/09
Collector Rewari

SALE DEED

- 1- Type of Property : Industrial Plots
2- Village/City Name : Sector-6 at Growth Centre, Bawal, Distt. Rewari
3- Unit land (sq. yds/sq. mtrs): 24300 Sq. Mtr.
4- Transaction Value : 11,25,00,000/- (Rs. Eleven Crore Twenty Five Lac only)
5-Stamp Duty : 56,25,000/- (Rs. Fifty Six Lac Twenty Five Thousand only)
6- Stamp Date & Description : 5/3/2009 Amount 56,25,000/-
7- Issued by : Treasury, Rewari

THIS SALE DEED is made at Bawal on this 9th day of March, 2009 between **BADVE ENGINEERING LIMITED**, (formerly known as Badve Engineering Private Limited) a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at D-39, MIDC, Waluj, Aurangabad- 431 136, hereinafter referred to as "**the Seller/ Vendor**" (which expression shall include its successor, assignees, administrators, executors) through its authorized signatory Mr. Sanjeev Sharma of the First Part and **TECHNICO INDUSTRIES LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 103, Partap Bhavan, Bahadur Shah Zafar Marg, New Delhi-110 002, hereinafter referred to as "**the Purchaser/Vendee**" of the other part (which expression shall include its successors, assignees, administrators, executors) through its authorized signatory, Mr. Arun Gupta of the Second Part.

Sanjeev Sharma

प्रलेख नः 2041

दिनांक 09/03/2009

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील बावल	गांव/शहर बावल	स्थित HSIDC औद्योगिक प्लाट
भवन का विवरण		

भूमि का विवरण		
व्यवसायिक	29062.8 Sq. Yards	
धन संबंधी विवरण		
राशि 112,500,000.00 रुपये	स्टाम्प ड्यूटी की राशि 5,625,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये	

यह प्रलेख आज दिनांक 09/03/2009 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी बडवे ~~रजनीश~~ लिमिटेड ~~मोठमठ~~ ~~सं. 1/1/2009~~ पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी एस. डी. शर्मा निवासी ए19 साउथ एण्ड सोहना रोड गुडगांव द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुत

श्री बडवे ~~रजनीश~~ लिमिटेड thru संजीव शर्मा (OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी मृत्युंजय देव क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी रजनीश शर्मा एडवोकेट पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी रेवाड़ी व श्री/श्रीमती/कुमारी माणेराम नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी बधराणा ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 09/03/2009

उपरोक्त पंजीयन अधिकारी
बावल

WHEREAS industrial plot nos. 19 to 21 and 36 to 38 situated in Sector 6 at Growth Centre Bawal, Distt. Rewari, each plot measuring 4050 sq. mtr. and aggregating to 24300 sq. mtrs. were allotted to the Seller, in pursuance of its application for allotment of the plot for the purpose of the setting up of an industrial project of manufacturing engineering goods vide Regular Letter of Allotment with Offer of Possession (RLA) no. HSIIDC:BWL:2004:5805 dated 11-02-2004. The Seller has made full payment to HSIIDC towards the price of the above said industrial plots. A conveyance deed bearing no. 2032 dated 11.01.2007 was executed between HSIIDC through its Senior Manager (IA) and the Seller and which was duly registered in the Sub Registrar Office, Bawal on 11.01.2007.

AND WHEREAS the Seller declares and covenants with the Purchaser that it is the sole and absolute owner of the said plots and has a clear, legally valid and marketable title thereto and therefore has an absolute right to sell the said plots to the Purchaser in terms of this sale deed. The Seller further declares that he has not done any acts, deeds or things so as to curtail, restrict or prejudice its right to sell or prevent it from selling the said plots in terms of this sale deed.

AND WHEREAS the Seller and Purchaser both have entered into an agreement to sell on 07.11.08 whereby the Seller has agreed to sell and the Purchaser has agreed to purchase the above said plot nos. 19 to 21 and 36 to 38 situated in Sector-6 at Growth Centre, Bawal, Distt. Rewari each having an area of 4050 sq. mtr. aggregating to 24300 sq. mtrs. including constructed structure thereon at a total consideration of Rs. 11,25,00,000/- (Rs. Eleven Crore Twenty Five lacs only).

Buyer's name

AND WHEREAS HSIIDC Ltd. has granted its provisional transfer permission for transfer of the said plots in the name of Technico Industries Ltd. and execution of sale deed vide its letter no. HSIIDC/GCB/09/2767 dated 25.02.2009.

AND WHEREAS in consideration of the Purchaser having paid the entire sale consideration of Rs. 11,25,00,000/- (Rs. Eleven Crore Twenty Five Lac only) as aforesaid the receipt of which has been duly acknowledged by the Seller, the Seller, as beneficial owner, does hereby grant, convey, transfer by way of sale and assign unto and in favour of the Purchaser, the said plots and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easementary rights, equities, claims, demands, privileges etc.

AND WHEREAS the Purchaser having paid the entire sale consideration has requested the Seller to execute the Sale deed in its favour and the Seller has duly agreed to it.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS HEREUNDER:

- 1- The Seller hereby confirms that the Purchaser has paid the entire sale consideration of Rs. 11,25,00,000/- (Rs. Eleven Crore Twenty Five Lac only) to the Seller towards sale consideration, the receipt of which the Seller hereby acknowledges. The Seller hereby grants, assigns, conveys, sells and transfers and assured unto and to use the said plots along with all its rights of possession, ownership, occupancy, titles, claims, interest, in favour of the Purchaser and the Purchaser has become the sole and absolute owner in

Buyer's name

possession of the said plots. The Seller has handed over the vacant and peaceful possession of the property to the Purchaser.

- 2- The Seller has received full and final sale consideration of Rs. 11,25,00,000/- (Rs. Eleven Crore Twenty Five Lac only) from the Purchaser as per details given under:-

(i)- Rs. 50,00,000/- (Rupees Fifty Lac only) vide cheque no. 247864 drawn on Indian Bank, Manesar, Gurgaon towards earnest money;

(ii)- Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lac only) on 27-10-08 through RTGS into Seller's account no. OD PUB 657 maintained with Saraswat Co-operative Bank Limited, Waluj, Aurangabad towards part payment of sale consideration;

(iii)- Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac only) vide demand draft no. 255090 amounting Rs. 69,38,829/- dt. 6.11.2008 and demand draft no. 255091 amounting Rs. 80,61,171/- dated 6.11.2008 drawn on Indian Bank, Pune towards part payment of sale consideration.

(iv)- Rs. 3,00,00,000 (Rupees Three Crore only) on 01.12.08 through RTGS into Seller's account no. OD PUB 657 maintained with Saraswat Co-operative Bank Limited, Waluj, Aurangabad towards part payment of sale consideration.

(v)- Rs. 3,00,00,000 (Rupees Three Crore only) on 13.12.08 through RTGS into Seller's account no. 10650403404 maintained with State Bank of India towards final payment of sale consideration.

- 3- The Seller shall indemnify the Purchaser of any cost, charges, fee, fines, penalties, land revenue, local taxes, electricity charges, and any other statutory

Buyer's name

or other dues, demands, claims, etc. in respect of the said plots including constructed structure thereon relating to the period upto 11.05.08 made/raised or which may be made/raised by the respective creditors either prior to or after the date of this sale deed.

- 4- That the Seller has confirmed that the said plots are free from all encumbrances, lien, charge, mortgage, lease, court or other attachments, lis-pendens, acquisition proceedings or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Purchaser.
- 5- The Seller shall indemnify the Purchaser against any loss of whatsoever nature suffered/ to be suffered by the Purchaser out of any defects in the ownership/ title of the said plots or due to any false or wrong statement made by the Seller.
- 6- The Seller hereby agrees and undertakes to do all such acts, things and deeds which under law, it is bound to do in respect of the above said plots for the purpose of effectually carrying out the intention and purpose of this deed of sale and shall not object to the entry of the said plots in favour of the Purchaser in the record of all the appropriate authorities including HSIIDC.
- 7- All the expenses like transfer charges of HSIIDC, stamp duties, registration charges etc. required to be incurred for transfer of the above said plots in the name of the Purchaser have been /shall be born and paid by the Purchaser.
- 8- That the Purchaser has inspected the said plots and purchased the same with full knowledge of the actual state and condition of the said plots. The Purchaser has purchased the above said plots including constructed structure

Buyer's name

thereon solely as a result of its own inspection and on the basis of the
warrantees given above by the Seller.

IN WITNESS WHEREOF, the parties to this deed have set their hands/seals on
the dates mentioned against their signatures.

for **Badve Engineering Limited**

Sanjeev Sharma
(Sanjeev Sharma)
Authorised Signatory
SELLER

for **Technico Industries Limited**

(Mamta) for Purchaser
(Mamta Jay Dev)

(Arun Gupta)
Managing Director
PURCHASER

Witness:

Signature

Name

Address

Witness:-

Signature

Name

Address

Drafted by me.
S. N. Vashist
Adv.

S.N. VASHIST
Advocate
District Court, Rewari

Reg. No.	Reg. Year	Book No.
2041	2008-2009	1



विक्रेता
संजीव शर्मा



Sanjeev Sharma

क्रेता
मृत्युंजय देव



गवाह 1:- रजनीश शर्मा एडवोकेट

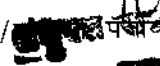
Rajnish Sharma

गवाह 2:- मार्गेराम नम्बर

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,041 आज दिनांक 09/03/2009 को बही न: 1 जिल्द न: 42 के पृष्ठ न: 162 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 665 के पृष्ठ सख्या 71 से 76 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 09/03/2009

उप/  अधिकारी
बावल 