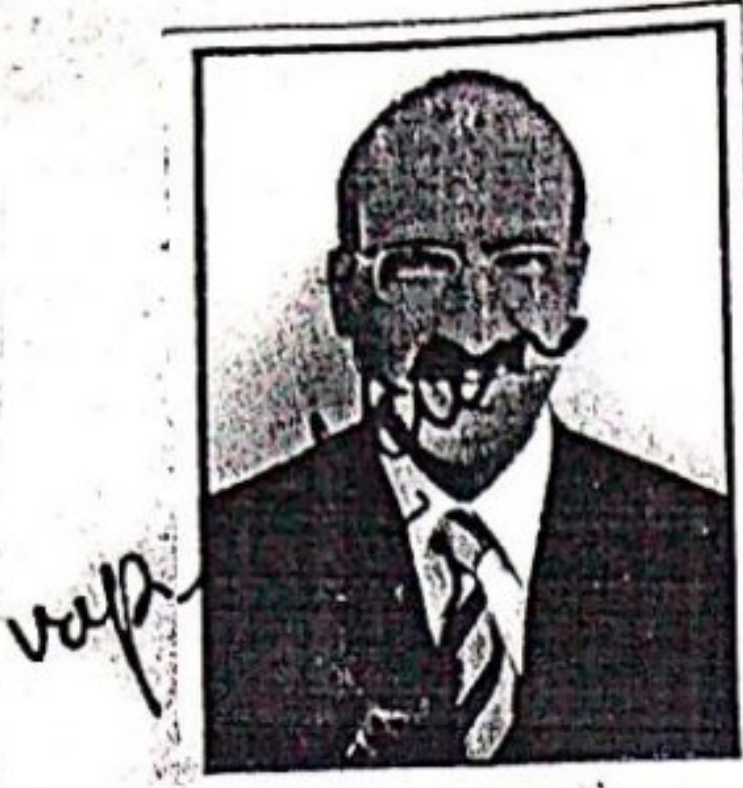




## SALE DEED

Consideration Rs.40,00,000/-

Market Value on which stamp duty paid Rs.40,00,000/-

No. of stamp sheets -- 20

Stamp duty Rs.4,00,000/- Avas Vikas included total stamp paid  
Rs.4,00,000/-

Dr. Vipin Vaish (Karta Hindu Joint Family) S/o Shri Moti Lal Vaish R/o 41-C, Sewak Ashram Road, Dehradun (PAN No.AADHD7333N) (hereinafter called the seller) of the one part.

AND

(1) Shri Brij Mohan Ajmani S/o Late Daulat Ram R/o 100A, Rajpur Road, Dehradun. (PAN No. ABJPA 3466C).

(2) Shri Sachin Ajmani S/o Shri Brij Mohan Ajmani R/o 100A, Rajpur Road, Dehradun. (PAN No. ABOPA5016H).

(herein after called the purchasers) of the other part.

For consideration of Rs.40,00,000/- received as follows in the deed.

The land is free from all encumbrances.

Details of the land shown in the schedule.

*vapa*

*Sachin Ajmani*

Contd..2





25 OCT 2007  
उत्तरांचल UTTARANCHAL  
देहरादून (उत्तरांचल)  
x x 2007-2008 + +

058261

-2-

### SALE DEED

This Deed of sale is made on this the 30<sup>th</sup> day of October, 2007 between Dr. Vipin Vaish (Karta Hindu Joint Family) S/o Shri Moti Lal Vaish R/o 41-C, Sewak Ashram Road, Dehradun (hereinafter called the seller) of the one part.

AND

(1) Shri Brij Mohan Ajmani S/o Late Daulat Ram R/o 100A, Rajpur Road, Dehradun (2) Shri Sachin Ajmani S/o Shri Brij Mohan Ajmani R/o 100A, Rajpur Road, Dehradun (hereinafter called the purchasers) of the other part.

Contd..3

Vipin Vaish





उत्तरांचल JETARANGHAL

058262

197 (नगरपालिका)  
2007-2008 ++

-3-

Both the terms the "Seller" and "Purchasers" unless repugnant to the context shall include their respective heirs, legal representatives, administrators, successors and assigns etc.

Contd...4

Kupin Vam





काटे संख्या - 01

उत्तरांचल न्यायिक न्यायालय

058263

देहरादून (उत्तरांचल)

स.स. 2007-2008 ++

-4-

Whereas, the seller is owner, landlord in possession of the Land bearing Old Khasra No. 107, measuring 513 sq. mts. new Khasra No. 203 measuring 0.0250 Hec., and New Khasra No. 212 measuring 0.0263 Hec., total area 0.0513 Hec. or 513 sq. mts. situated at Mauza Mohabbewala, Pargana Central Doon, Distt. Dehradun, by virtue of sale deed dated 09.10.2001 purchased from Shri Satish Kumar Jairath S/o Dr. Ganga Singh Jairath R/o Vill. Subhash Nagar, Distt. Dehradun, duly registered in the office of Sub-Registrar Dehradun in Book No.1 Volume 963, at page 121, A.D.F. Book No. 1, Vol. 1141, at pages 697/706, at serial No. 5476, registered on 09.10.2001.

*[Signature]*

*[Signature]*

Contd..5

*[Signature]*





उत्तरांचल UTTARANCHAL  
25 OCT 2007

058264

देहरादून (रजिस्ट्रार)  
x x 2007

-5-

And whereas the seller has agreed to sell the above said land to the purchasers for a sale consideration of Rs. 40,00,000/- (Rs. Forty Lac Only) and the purchasers have also agreed to purchase the said land for the said consideration on the terms and conditions mentioned below: -

Contd...6

Vipin Vash





\*\*\*मुख्य कोषाधिकारी\*\*\*  
उत्तरांचल UTTARANCHAL  
कोड संख्या - 01

058266

25 OCT 2009

-7-

2. That the seller as owner of the above said land hereby transfers, conveys  
हराइन (उत्तराखण्ड)  
and assigns all that land more fully described in the schedule by an  
absolute sale together with all the rights of easements, privileges and  
appurtenances, whatsoever belonging to hold or enjoyed therewith or  
appurtenant there to or reputed to be and all the rights, title, interest,  
claim and demands of whatsoever nature of the seller into or upon the  
said land unto the purchasers to hold the same absolutely and for ever.

Contd..8

*Signature*

*Signature*

*Signature*





कोड संख्या - 01  
उत्तरांचल UTTARANCHAL  
25 Oct 2007

058267

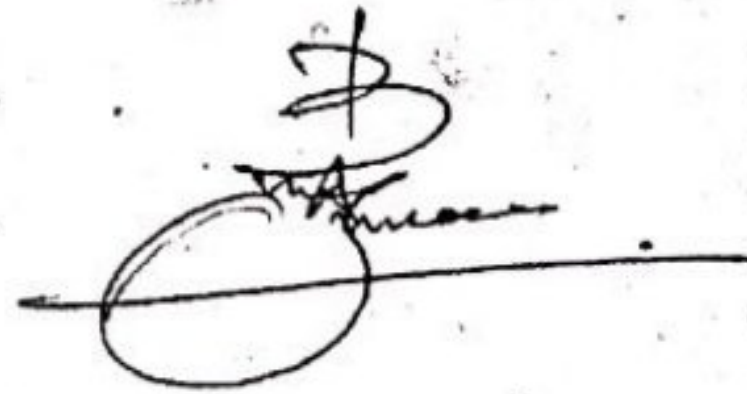
देहरादून (उत्तराखण्ड)  
xx 2007-2008 ++

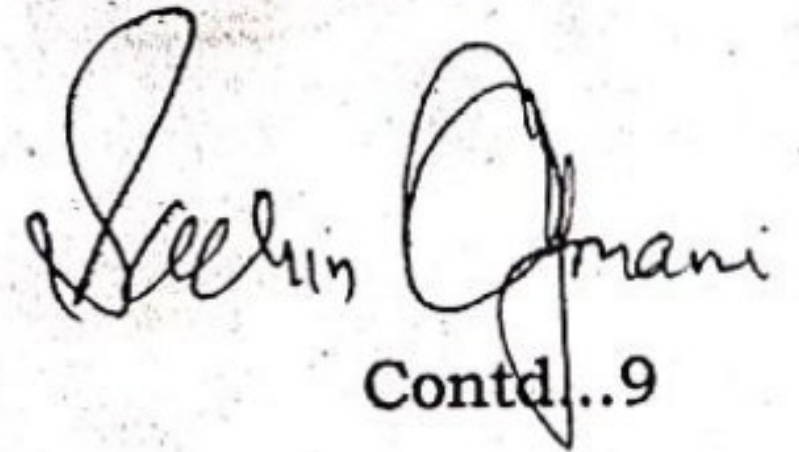
-8-

3. The seller hereby covenant with the purchasers as under:-

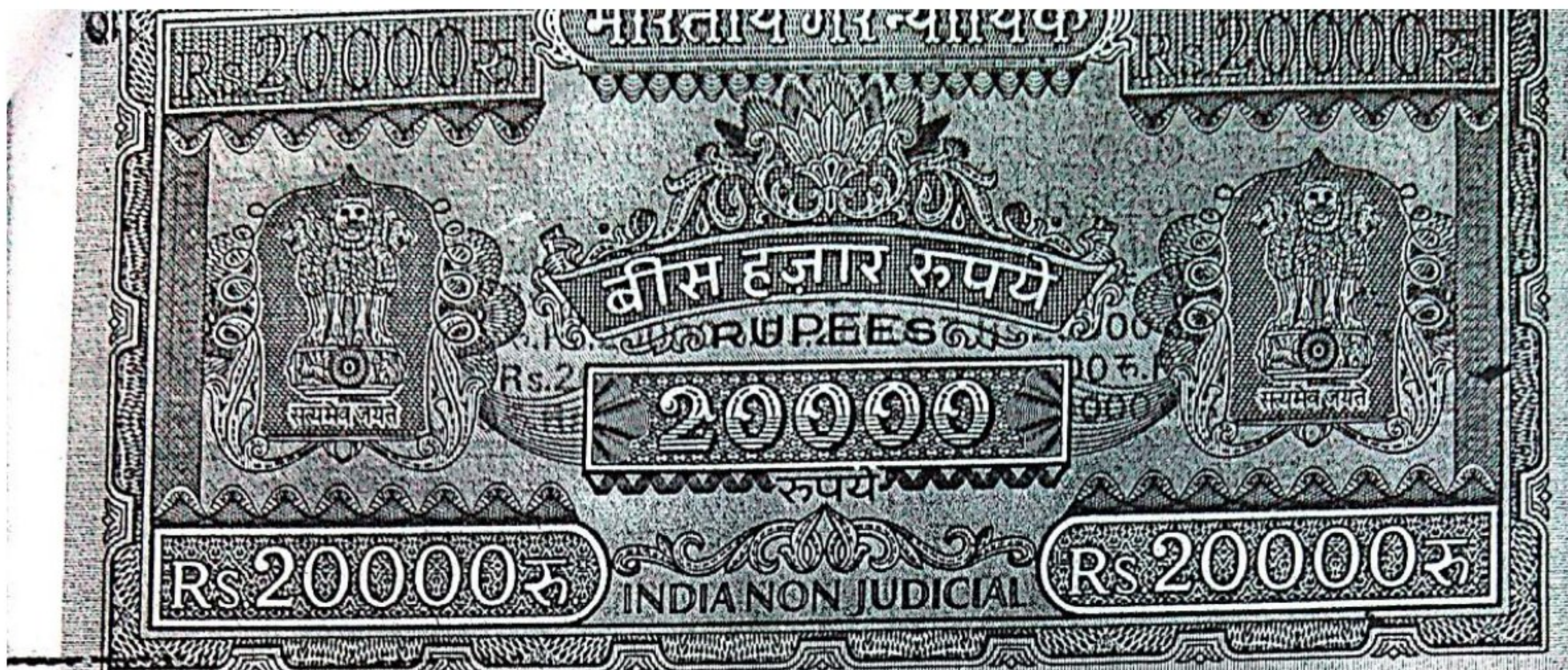
- (a) That the land hereby transferred is free from all charges, lien encumbrances, demands, claims or any sort of attachment and the seller has done no act whereby his right, to transfer the same is in any way restricted. The seller is competent to transfer the same and his right for transfer subsists. The land hereby transferred is free from litigation and acquisition.

Vipin Vam



  
Contd...9





उत्तरांचल UTARANCHAL

058268

25 OCT 2007

-9-

देहरादून (उत्तरांचल)

xx 2007

That it is the liability of the seller to pay all taxes, cesses or any other amount due in respect of the land transferred upto the date of sale where after it shall be the responsibility of the purchasers to pay the same. That the purchasers shall hereby after all the times be fully entitled to enjoy the same in any manner they may like without any

Contd..10

*Vipin Vain*

*[Signature]*

*Laekun Jmani*





15 OCT 2008

उत्तरांचल UTTARANCHAL

058269

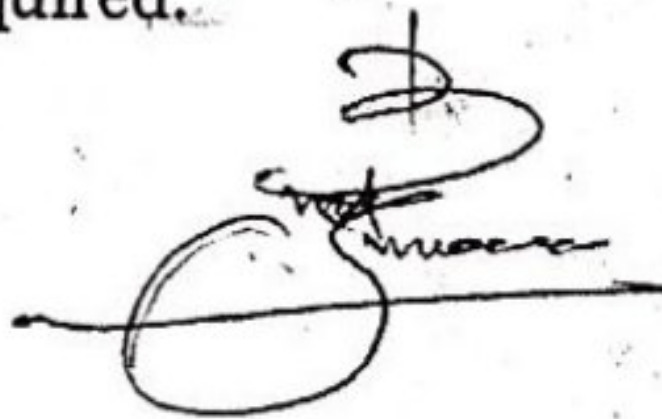
हरादून (उत्तराखण्ड)

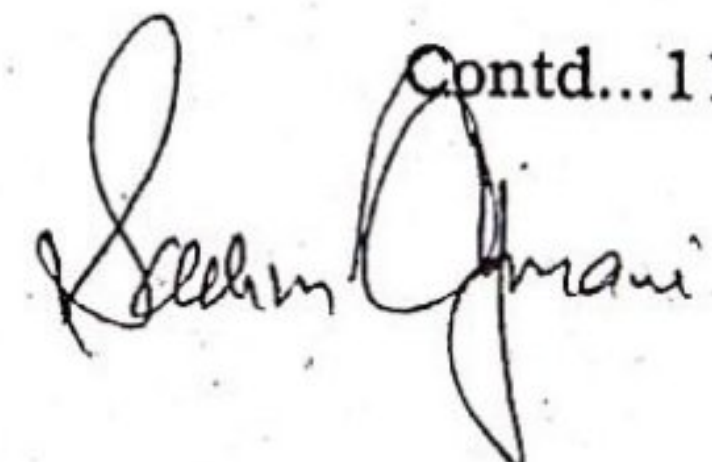
2007-2008 ++

-10-

hindrance, interruption, claim or demand from the seller or any person claiming under through or in trust for them and the seller will at all the times hereafter upon the request and cost of the purchasers execute or cause to be done or executed all such acts, deeds matter or things whatsoever as the same are possessed by the seller for the better and more perfectly assuring the said land and every part thereon unto the purchasers in the manner aforesaid as shall and may reasonably be required.

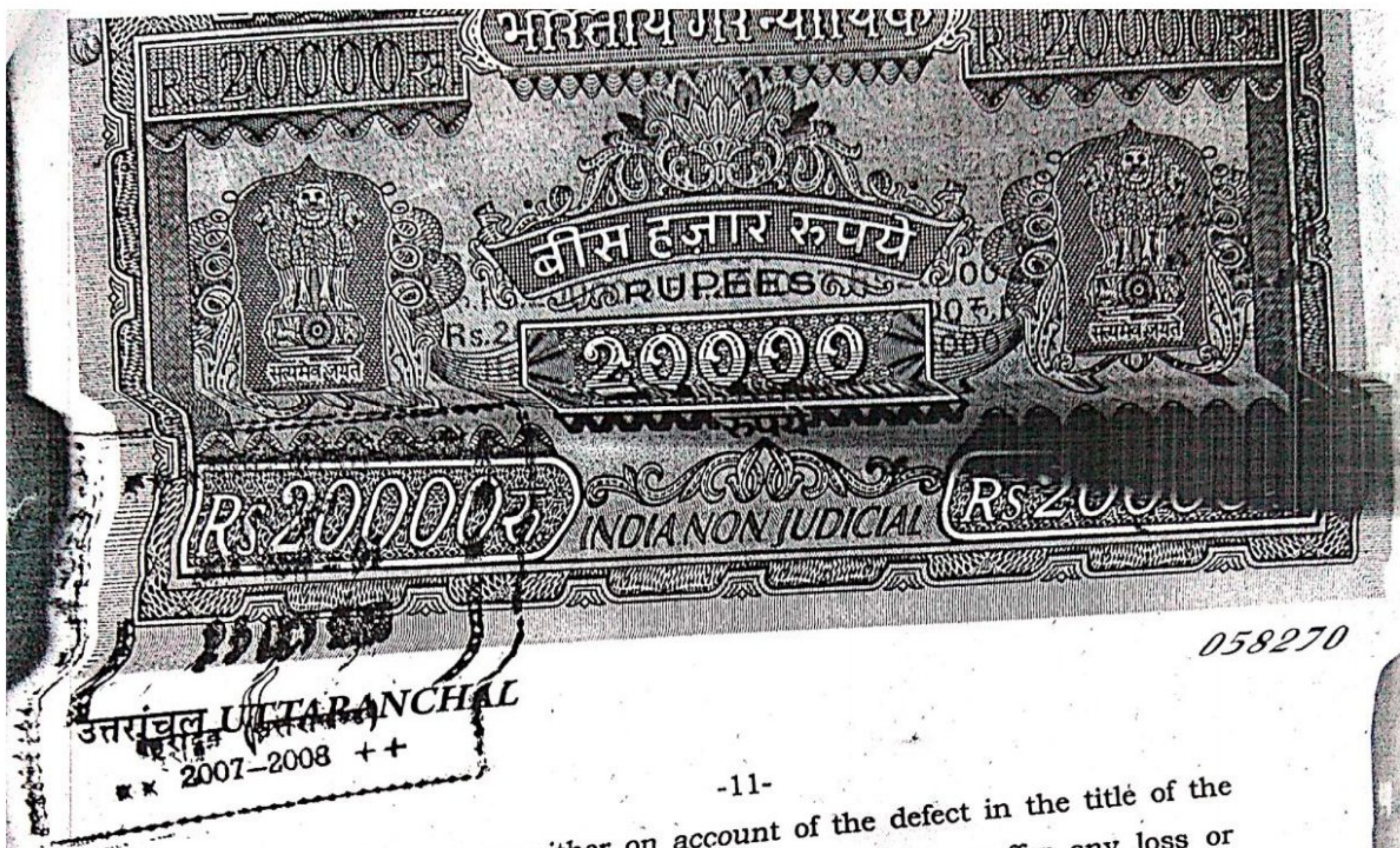
Vipin Kumar





Contd...11





-11-

- (c) That if for reasons either on account of the defect in the title of the seller or his competency to sell, the purchasers suffer any loss or damages or is deprived of any right title or interest in the land as a whole or in any part thereof or the right and privileges granted under the covenants, the seller shall fully compensate the purchasers.

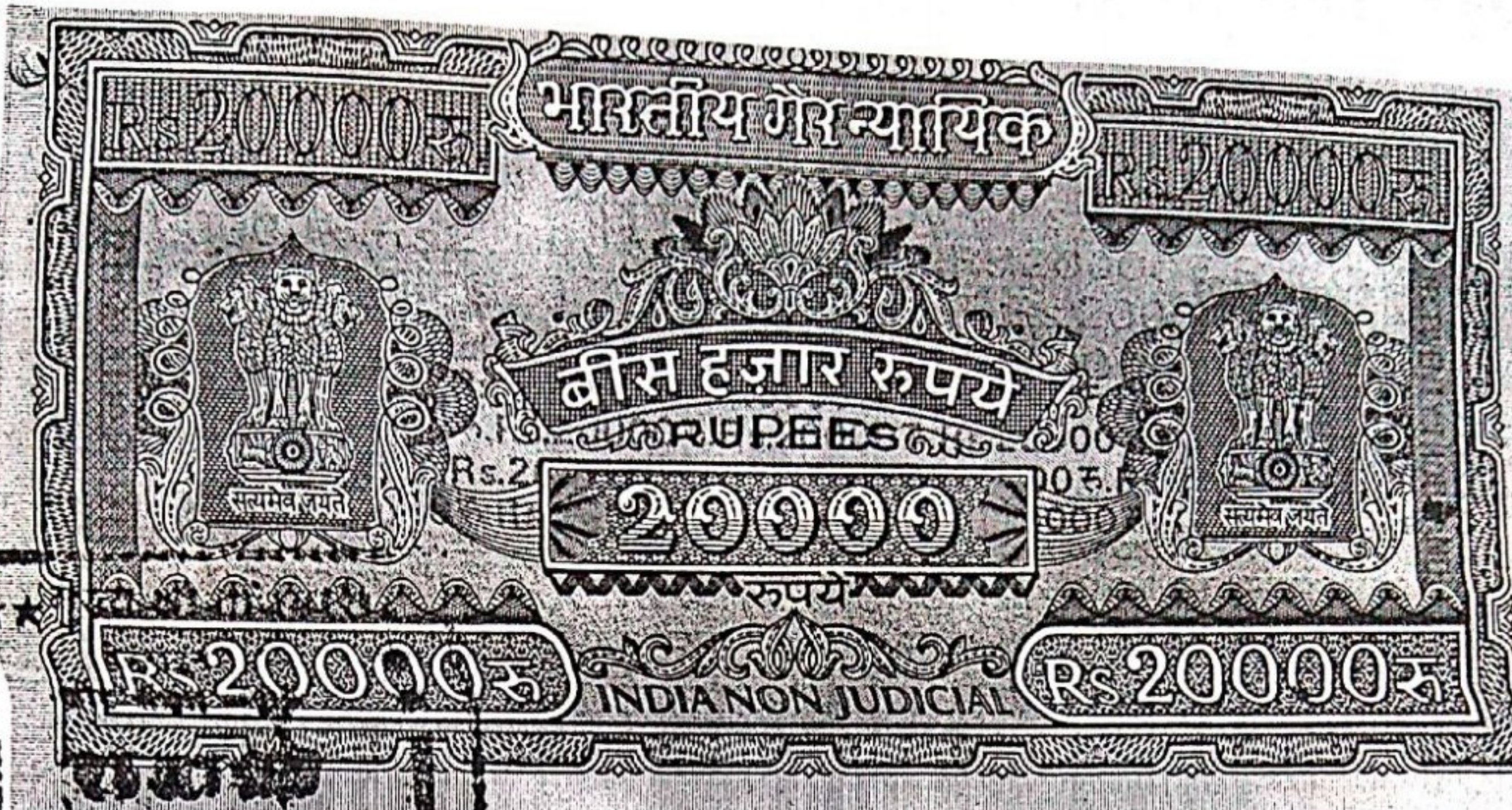
Contd..12

Vipul Kumar

[Signature]

[Signature]





सत्यमेव जयते  
2007-2008 ++

05827

-12-

- (d) That the actual vacant and physical possession of the land has been delivered by the seller to the purchasers today.
- (e) That the Seller and Purchasers does not belong to Schedule Caste or Schedule Tribe.

Vipin Singh

[Signature]

Contd. 13  
[Signature]





-13-

- (f) That the sale consideration of the above said land is Rs. 40,00,000/- and the value of the land according the circle rate fixed by the collector at the rate of Rs. 6000/= per Sq. Mts. of 513 Sq. mts. comes to  $513 \times 6000 = 30,78,000/-$ , whereas the stamp duty paid on the valuation of the land at Rs. 40,00,000/-. The total stamp duty comes on this sale deed is Rs.4,00,000/- which is being paid.
- (g) That the land is situated outside the limit of Nagar Nigam, Dehradun and the purchasers have land in Dehradun since before 12-09-2003 and are entitled to purchase the land under the provisions of Uttaranchal Act No. 29 of 2003 under section 154(3).

Contd...14

Vipin Kumar

[Signature]

[Signature]





058273

नेट संख्या - 04

UTTARANCHAL

-14-

- (h) That there are no trees on the land hereby sold.
- (i) That the land is situated between Turner Road and Subhash Nagar Chowk.
- (j) That the provisions of the Urban Land (CEILING AND REGULATION) Act 1996 is repealed by the State of U.P. on 18-03-99 by Repeal Ordinance, 1999, Ordinance No.5 of 1999, the land of the seller is not affected under Sub-Section (3) of Section 10 and under Sub-Section (1) of section 20 as such no need of any permission of Ceiling is required.

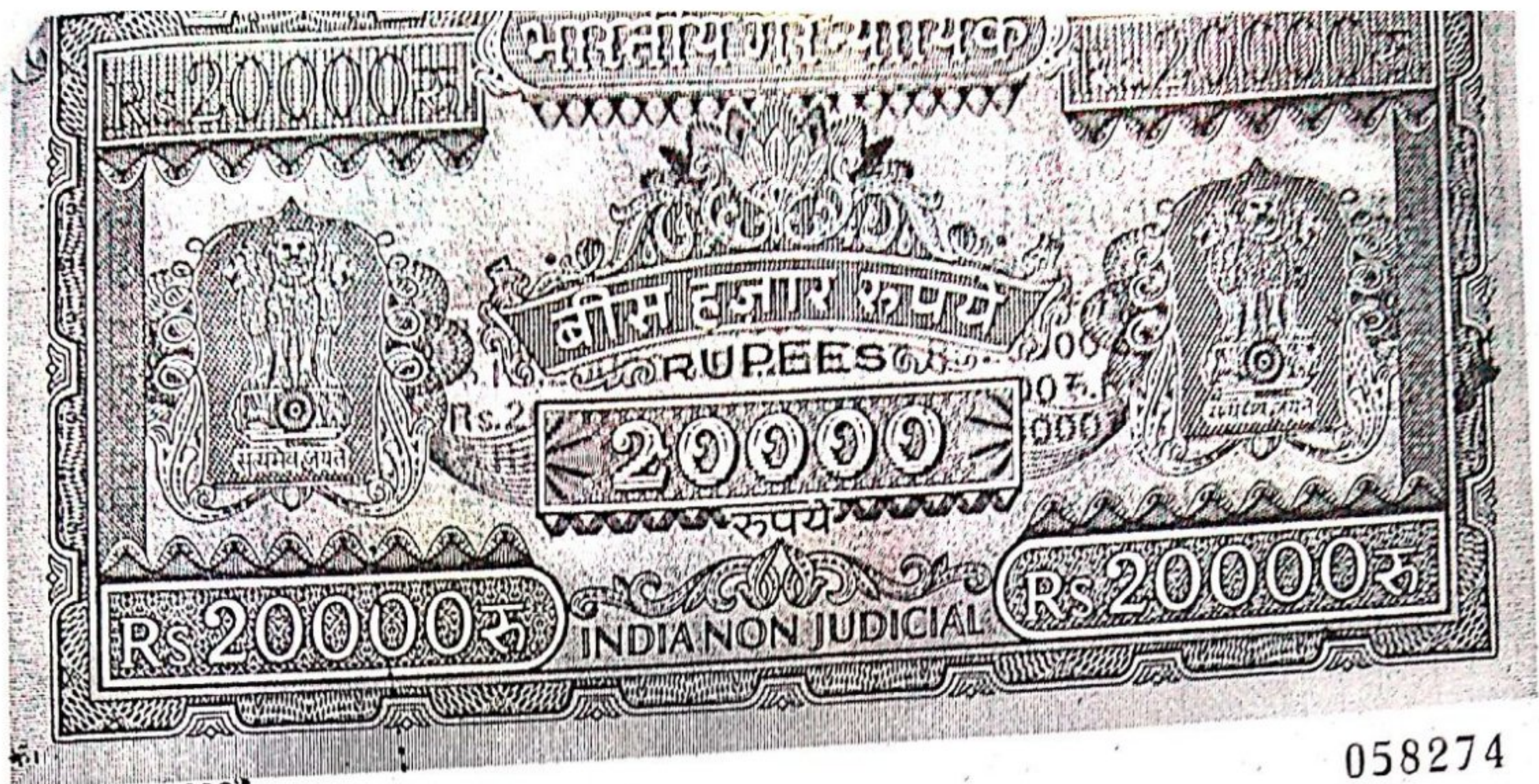
Contd..15

Vipin Vash

*[Signature]*

*[Signature]*





058274

25 OCT 2007  
उत्तरांचल UTTARANCHAL

देहरादून (उत्तरांचल)  
2007-2008 + +

-15-

#### SCHEDULE OF THE LAND

All that Land bearing Old Khasra No. 107, measuring 513 sq. mts. new Khasra No. 203 measuring 0.0250 Hec. and New Khasra No. 212 measuring 0.0263 Hec., total area 0.0513 Hec. or 513 sq. mts. situated at Mauza Mohabbewala, Pargana Central Doon, Distt. Dehradun, bounded and butted as under:-

Contd...16

Vipin Vankar





058275

उत्तरांचल UTTARANCHAL

25 OCT 2007

देहरादून (उत्तराखण्ड)  
× × 2007-2008 . + +

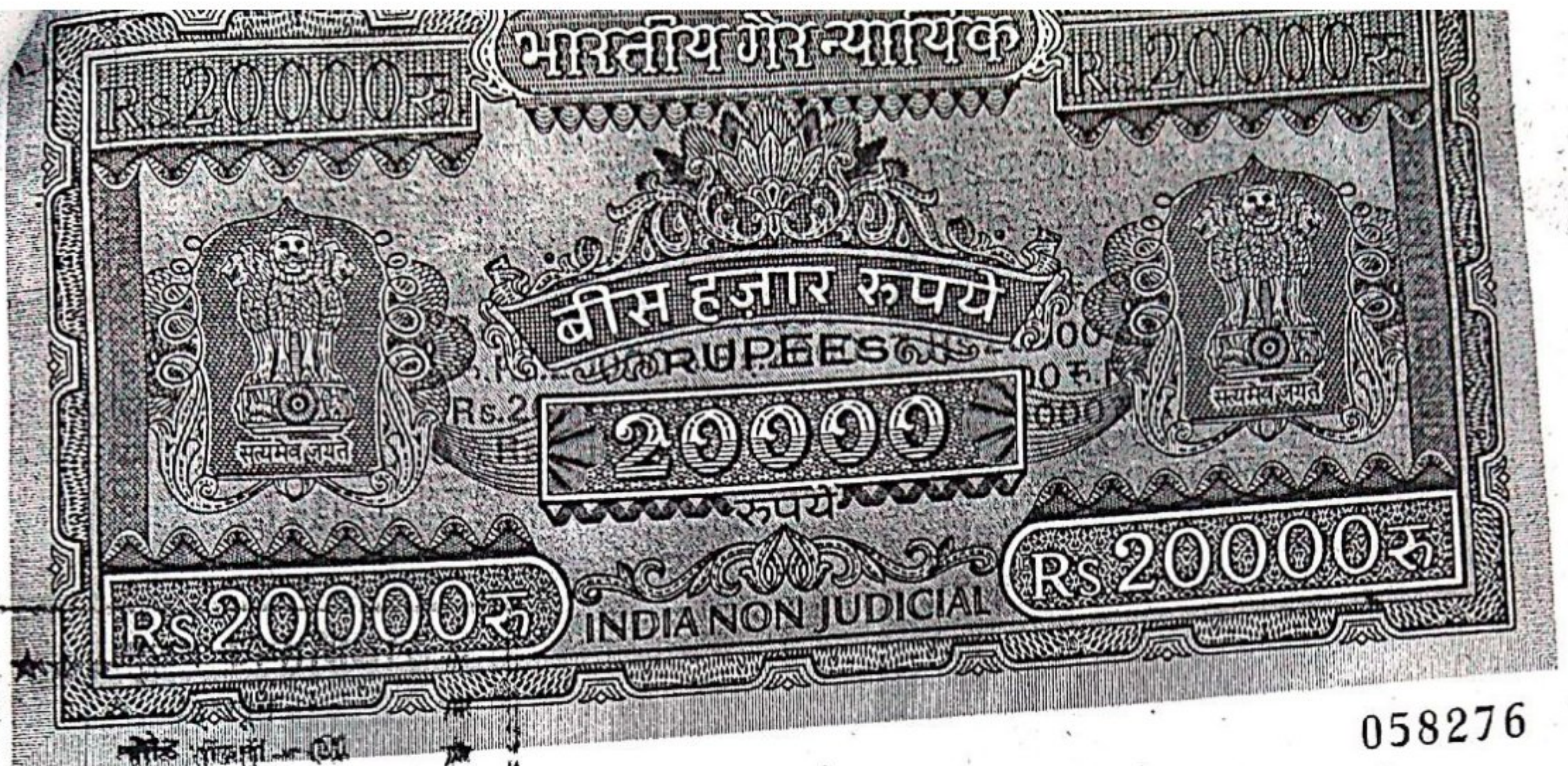
-16-

- EAST - 30' wide road, side measuring 60'.  
WEST - Land of Shri Brij Mohan Ajmani and Shri Sachin Ajmani, side measuring 60'.  
NORTH - Land of Shri Satish Kumar Jairath, side measuring 92'.  
SOUTH - Land of others, side measuring 92'.

Contd..17

Vipin Vam





058276

उत्तराखण्ड RANCHAL

देहरादून (उत्तराखण्ड)

xx 2007-2008 ++

-17-

In witnesseth whereof the seller and purchasers have put their signature on this deed on the day month and year as mentioned above, finger prints for the compliance of Section 32A of Registration Act 1908.

Vipin Vash

*[Signature]*

Contd..18  
*[Signature]*





058277

उत्तरांचल

देहरादून (उत्तरांचल)

2007-2008

-18-

*Seller's name and address :*

Dr. Vipin Vaish (Karta Hindu Joint Family) S/o Shri Moti Lal Vaish R/o 41-C, Sewak Ashram Road, Dehradun.

*Impression of left hand fingers*

Angusth

Tarzani

Madhyama

Anamika

Kaniska



*Impression of right hand fingers*

Angusth

Tarzani

Madhyama

Anamika

Kaniska



*Signature of Seller*

Contd...19

*Signature of Buyer*

*Signature of Witness*





उत्तरांचल UTARANCHAL  
OCT 2007  
देहरादून (उत्तरांचल)  
2007-8

-19-

**Purchaser No.1's name and address:**

Shri Brij Mohan Ajmani S/o Late Daulat Ram R/o 100A, Rajpur Road,  
Dehradun.

**Impression of left hand fingers**

Angusth

Tarzani

Madhyama

Anamika

Kaniska



**Impression of right hand fingers**

Angusth

Tarzani

Madhyama

Anamika

Kaniska



**Signature of Purchaser No.1**

Contd...20





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उत्तरांचल UTARANCHAL

-20-

Purchaser No. 2's name and address :

Shri Sachin Ajmani S/o Shri Brij Mohan Ajmani R/o 100A, Rajpur Road, Dehradun.

Impression of left hand fingers

Angusth

Tarzani

Madhyama



Anamika

Kaniska



Impression of right hand fingers

Angusth

Tarzani

Madhyama



Anamika

Kaniska



Signature of Purchaser No. 2

Contd...21