

68809

P-54

SALE DEED

RELEVANT PARTICULARS

1. Consideration : Rs. 26,00,000.00
2. Market Value on which Stamp duty paid : Rs. 26,00,000.00
3. Stamp Duty : Rs. 2,60,000.00
4. Avas Vikas Duty : Included
5. Total Stamp Duty paid : Rs. 2,60,000.00
6. Main Locality : Out side Municipal Limit
7. Locality : Mauza Chanderbani Khalsa, Dehradun
8. Particulars of the property : All that land bearing Khasra No. 36/6, (New Khasra No. 171D) Mohabewala Industrial Area, Dehradun total measuring 0.22 acres or 1073 Sq. Yards or 897.13 Sq. Mts. situated at Mauza Chanderbani Khalsa, Pargana Central Doon, District Dehradun
9. Kind of Property : Open land
10. Circle rate : Rs. 2000/- per Sq. Mts.
11. Distance from main Road : More than one kilometer away from Main Saharznpur Road
12. Name and Address of Seller : M/s Gaurav Repro Engineers, Mohabewala, Dehradun through its Proprietor Shri Akhil Jain son of Dr. Ishwar Dayal Jain resident of 5158, Doubletree Dr, Mississauga, On. L5M8B2, Canada through his attorney Shri Anil Kumar Jain son of Shri Dr. Ishwar Dayal Jain resident of 3523/35, Shri Balaji Market Gali Hakim Baqa, Hauz Qazi, Delhi-110006
13. Name and Address of Purchaser : Towers Toys & Games Pvt. Ltd. through its Director Shri Ashok Kumar Goel son of Shri J.C. Goel resident of C-6, Chander Nagar, District Gaziabad (U.P.) authorized vide resolution dated 30.06.2007
14. Number of Stamp sheets : 26 sheets

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[Handwritten signature]



उत्तरांचल UTTARANCHAL

23 JUL 2007

देहरादून (उत्तराखण्ड)

xx 2007-2008 ++



18513

SALE DEED

This Deed of sale is made on this the 6th day of August, 2007 between M/s Gaurav Repro Engineers, Mohabewala, Dehradun through its Proprietor Shri Akhil Jain son of Dr. Ishwar Dayal Jain resident of 5158, Doubletree Dr, Mississauga, On. L5M8B2, Canada through his attorney Shri Anil Kumar Jain son of Shri Dr. Ishwar Dayal Jain resident of 3523/35, Shri Balaji Market Gali Hakim Baqa, Hauz Qazi, Delhi-110006 (hereinafter called the SELLER) of the one part;

AND

Towers Toys & Games Pvt. Ltd. through its Director Shri Ashok Kumar Goel son of Shri J.C. Goel resident of C-6, Chander Nagar, District Gaziabad (U.P.) authorized vide resolution dated 30.06.2007 (hereinafter called the PURCHASER) of the Second Part;

(2)

[Handwritten signatures and marks at the bottom of the page]



देहरादून - 01
उत्तरांचल UTTARANCHAL
2 AUG 2007

358238

देहरादून (उत्तरांचल)
xx 2007-2008 ++

PROVIDED ALWAYS and it is hereby agreed that the terms
SELLER and PURCHASER wherever the context so require
shall include their respective heirs, legal representatives and
assigns.

[Handwritten signature]

[Handwritten signature]



WHEREAS the seller is the sole and absolute owner of the land mentioned in schedule given at the foot of this deed, having purchased the same from Shri Tej Bahadur son of Shri Bal Bahadur through his attorney Shri Narendra Mittal son of Shri Panna Lal Mittal vide sale deed dated 13.08.1990 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 3520 at page 59, Additional File Book No. I, Volume 3877 on pages 383/392 at Serial No. 10914 dated 04.09.1990. In this way the seller became the owner of the land described in schedule of this deed.

[Handwritten signature] *[Handwritten signature]*



देहरादून - 01
उत्तरांचल UTTARANCHAL
- 21 AUG 2007

देहरादून (उत्तराखण्ड)
xx 2007-2008 ++

AND WHEREAS Shri Akhil Jain executed general power of attorney dated 13.06.2007 in favour of Shri Anil Kumar Jain executed before the Consulate General of India at Toronto Canada verified/impounded vide case No. 19/2007-08 by ADM(F) vide order dated 11.07.2007. The said power of attorney is still in full force and has not been revoked by the executant till today and Shri Anil Kumar Jain has power to execute this deed.

Akhil Jain *Ag. S.*



26 JUL 2007
उत्तरांचल UTTARANCHAL
देहरादून (उत्तराखण्ड)
xx 2007-2008 ++

488833

AND WHEREAS the said land is free from all kinds of encumbrances, liens and charges. The Seller has full right to sell the said land.

A. K. Jain

[Signature]



उत्तरांचल/UTTARANCHAL

358142

बैरगढ़ (उत्तरांचल)
XX 2007-2103

AND WHEREAS the purchaser had approached the seller for buying the land described in schedule of this deed and the seller had agreed to sell the same to purchaser which is free from all encumbrances for an amount of Rs. 26,00,000/- (Rupees Twenty Six Lacs only). Hence this deed of sale is being executed

[Handwritten signature] *[Handwritten signature]*



NOW THIS DEED WITNESSESS AS UNDER:-

That in pursuance of the said agreement and in consideration of a sum of Rs. 26,00,000/- (Rupees Twenty Six Lacs only) paid by the purchaser to the seller in the following manner:-

- (a) Rs. 10,00,000/- vide cheque No. 642313 dated 04.06.2007 drawn on the Khatri Cooperative Urban Bank Ltd.
- (b) Rs. 16,00,000/- vide cheque No. 374776 drawn on State Bank of India, Dehradun H. Deew

[Handwritten signature]

[Handwritten signature]



the receipt of which sum is hereby acknowledged by the Seller.
THE SELLER hereby transfers, alienates and assigns all that
land described in schedule of this deed TO HOLD AND TO
HAVE the same to the Purchaser alongwith all rights, interests,
title and easements appurtenant thereto as absolute owner
forever.

A. C. Sharma

[Signature]



THE SELLER FURTHER COVENANTS WITH THE PURCHASER AS UNDER:-

1. That the Seller has delivered vacant possession to the Purchaser of the land hereby sold which shall hereinafter be held and enjoyed and rents and profits received there from by the Purchaser without any interruption or disturbances by the Seller or any other person claiming through or under the seller.

[Signature]

[Signature]



उत्तरांचल UTTARANCHAL

358473

2. That the Seller will at the cost of the person requiring the same execute and do every such assurance or things necessary for the further or more perfectly assuring the said land to the purchaser his heirs or assigns as may be required.

[Signature]

[Signature]



UTTARANCHAL
2007-2008 ++

358752

3. That all the rights enjoyed by the Seller regarding the land hereby sold are being transfered to the purchaser.

[Handwritten signature]

[Handwritten signature]



4. That the interest hereby transferred subsists and Seller has power to sell the same.

[Signature]

[Signature]



उत्तरांचल UTTARANCHAL

358526

5. That the land hereby sold is free from all charges, claims, litigations, mortgages, court attachments, liens and encumbrances.

[Signature]

[Signature]



उत्तरांचल UTTARANCHAL

भारत (सत्यमेव जयते)
2007-2008 +

358527

6. That the purchaser shall also be entitled to transfer the land hereby sold by way of sale, gift, lease, mortgage, etc.

[Signature] *[Signature]*



उत्तरांचल - 01
उत्तरांचल UTARANCHAL
- 2 AUG 2007

उत्तरांचल (उत्तरांचल)
XX 2007-2008 ++

7. That all the bills and taxes levied on the land hereby sold upto the date of sale shall be paid by the seller and all taxes accruing subsequent to the date of execution of sale deed will be paid by the Purchaser.

[Signature]

[Signature]



8. That the Seller further covenants to keep the purchaser indemnified in case the purchaser is deprived of the land hereby sold or any part thereof on account of any defect in the title of the seller or for any other reason.

[Signature]

[Signature]



उत्तरांचल PUNJABHARANCHAL

हरद्वार (उत्तराखण्ड)
2007-2003 ++

9. That the land being sold is more than one kilometer away from Main Saharanpur Road. The area of land being sold is 897.13 Sq. Mts. As per circle rate the value of

A. Singh

A. Singh



land comes to 897.13 Sq. Mts. x 2000/- = Rs. 17,94,260.00. The land is being sold in Rs. 26,00,000/- on which the stamp duty of Rs. 2,60,000/- is being paid.

A. Singh

[Signature]



उत्तरांचल UTTARANCHAL
देहरादून
कोड संख्या - 01
10 JUL 2007
देहरादून (उत्तरांचल)
xx 2007-2008 ++
10

428843

That the parties to this deed do not belong to Schedule Caste/Tribe.

A. K. Jain

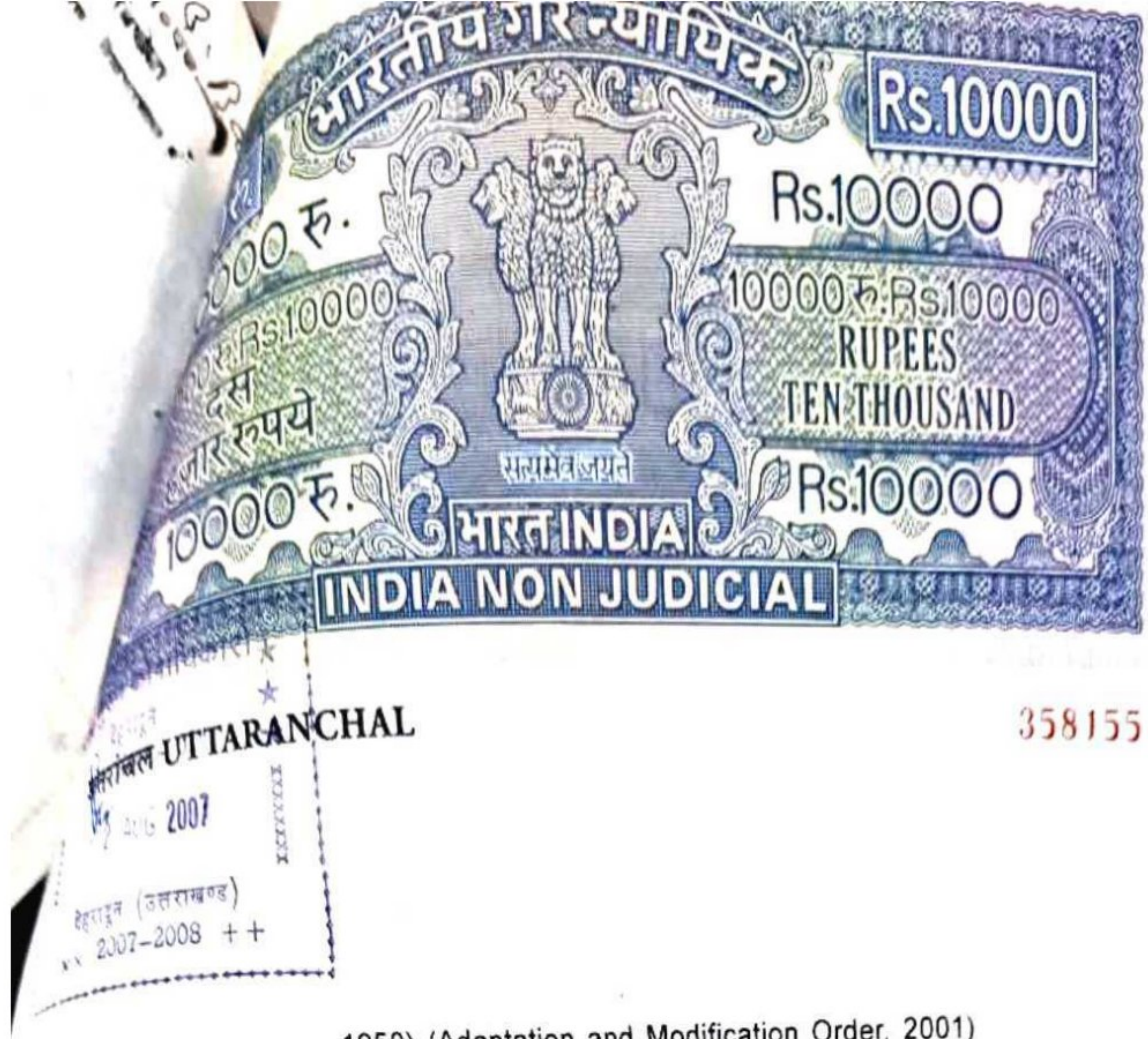
kg.



12. That the said land is situated outside the Nagar Nigam Limits and the purchaser is purchasing said land as per provisions of section 154(3) of the Uttaranchal (the Uttar Pradesh Zamindari Abolition and Land Reforms Act,

A. K. Singh

[Signature]



358155

1950) (Adaptation and Modification Order, 2001) Amendment Act, 2003 (Uttarakhand Act 29 of 2003) as purchaser own immovable property in Uttarakhand before 12.09.2003 in its individual name.

[Signature]

[Signature]



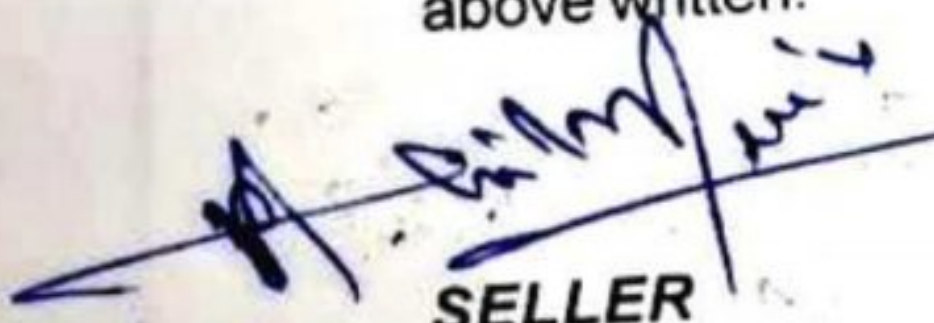
उत्तरांचल UTARANCHAL
23 JUL 2007
2007-2008 ++

SCHEDULE OF PROPERTY

All that land bearing Khasra No. 36/6, (New Khasra No. 171D) Mohabewala Industrial Area, Dehradun total measuring 0.22 acres or 1073 Sq. Yards or 897.13 Sq. Mts. situated at Mauza Chanderbani Khalsa, Pargana Central Doon, District Dehradun, bounded and butted as under:-

North : 6 ft. wide strip of land left by Shri Tej Bahadur and thereafter property of M/s Sachin Oil Industries, side measuring 86 ft.
South : Property of Shri Tej Bahadur, side measuring 92 ft.
East : Common Road, side measuring 110 ft.
West : Land of Shri Dinesh Prasad, side measuring 107 ft.

In Witness whereof the Seller and the Purchaser have put their signatures on this deed on the day month and year herein above written.


SELLER
Through Attorney


PURCHASER



उत्तरांचल UTTARANCHAL

358520

In Compliance of Section 32A of the Registration Act 1908

Name of the seller:- M/s Gaurav Repro Engineers,
Mohabewala, Dehradun through its Proprietor Shri Akhil
Jain son of Dr. Ishwar Dayal Jain resident of 5158,
Doubletree Dr, Mississauga, On. L5M8B2, Canada
through his attorney Shri Anil Kumar Jain son of Shri
Dr. Ishwar Dayal Jain resident of 3523/35, Shri Balaji
Market Gali Hakim Baqa, Hauz Qazi, Delhi-110006

Left Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika



(25)

[Handwritten signature]



उत्तरांचल UTTARANCHAL

358469

Right Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika



Signature of seller
through Attorney

Name of the purchaser:-Towers Toys & Games Pvt. Ltd.
through its Director Shri Ashok Kumar Goel son of Shri
J.C. Goel resident of C-6, Chander Nagar, District
Gaziabad (U.P.) authorized vide resolution dated
30.06.2007

Left Hand fingers impression

Angusth Tarjani Madhyama Anamika Kanishthika





उत्तरांचल
2007-2008

358465

Right Hand fingers impression
Anguth Tarjani Madhyama Anamika Kanishthika



[Signature]

Signature of purchaser

WITNESSES:- *[Signature]*

1. *Surya Mangla*
2. *Shashi B.S. Mangla*
B-115, Shafar
Condom D-11

Drafted by Mr. Yogesh Sethi, Advocate, Dehradun
Photo attested by parties

10000 tower & 0045 & Car 85
C. 004

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61810

अनुपम कुमार शर्मा
स्टेशन विक्रेता लोक-14
मोटे कल्याण, दमरुन
983762094



विक्रेता



क्रेता



गवाह



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जिल्द

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पर आज दिनांक 06/08/2007

में रजिस्ट्री की गई ।

उप निबन्धक सदर 2 दस्तखत

CROUN 1.0

NIC UTTARANCHAL