



MBN.
338
of

Sale Deed 4282

Consideration : Rs. 4,60,00,000/-

Market Value (as per Circle Rate) : Rs. 4,51,50,000/-

Market value (on which stamp duty paid) : Rs. 4,60,00,000/-

Stamp Duty : Rs. 36,80,000/-

Avas Vikas Duty : Included

Total Stamp Duty Paid : Rs. 36,80,000/-

Main Locality : Central Hope Town Vikasnagar

Locality : Central Hope Town Vikasnagar

Description of Property : As per Deed.

Circle rate : Rs.3,000/- Per sq.mtrs.

Distance from main road : Within 20 mtr. from main road

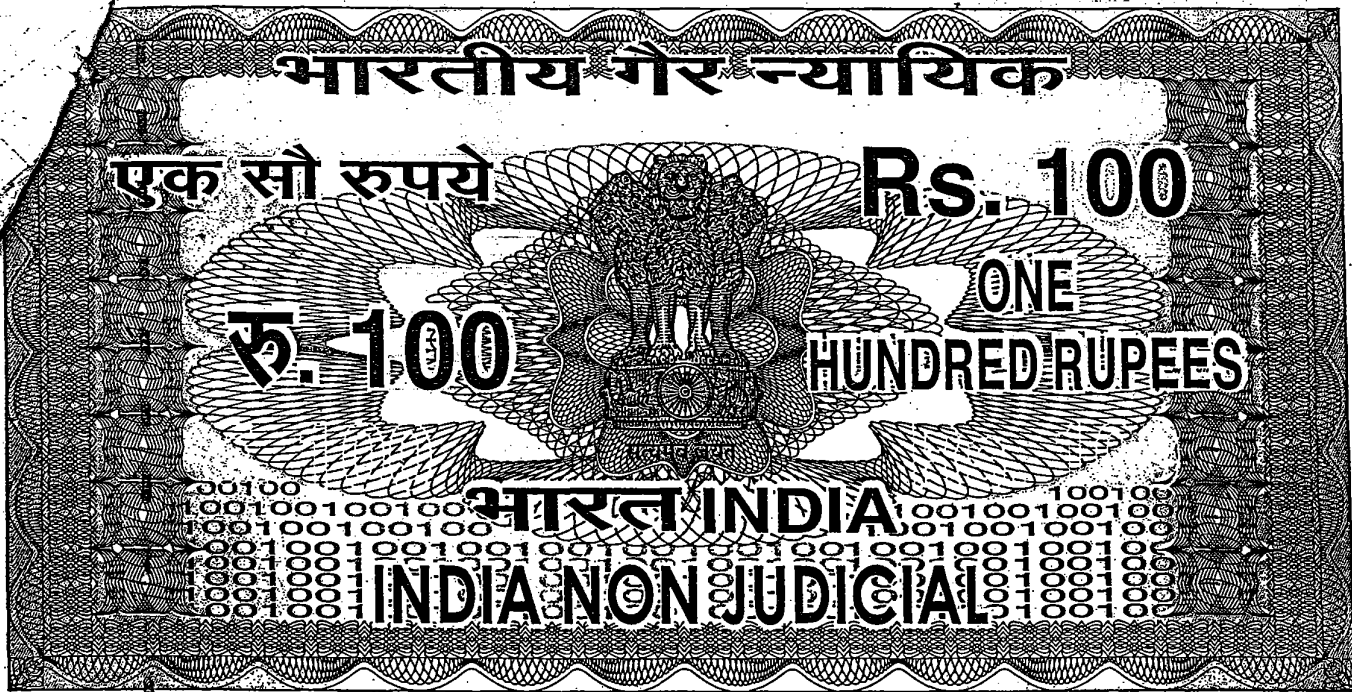
Name and Address of Seller : M/s Pari International, a partnership firm having its office at P-4 NDSE part II New Delhi through its partners:-

Mrs. Parineeta Bagga W/o Shri Rajender Bagga R/o 1 Pusa Road Karol Bagh, New Delhi
PAN No. AGIPB 1294P

Shri Nitin Seth, S/o Late Shri S.C. Seth R/o 3 Dera Mandi Road, Village Mandi New Delhi Presently residing at L 11, South Extn Part 2, New Delhi.

Name and Address of Purchaser : PAN No. AHBPS 3292C-09119.
Apache Footwear Pvt. Ltd. having its office at Mambattu Nellore, District Andhra Pradesh
PAN No. AAFCA 614OB through its Director
Mr. Chen Ching Lang,
PAN No. AAFCA 614OB

Drafted by : Shri Tarun Matta, Advocate



उत्तराखण्ड UTTARAKHAND ^{2.} SALE DEED

D 356297

कोषागार, देहरादून
(उत्तराखण्ड)
30 JUL 2009
निकाल किया
कोड सं. 001

This Deed of Sale is made between

Certificate No. 2009/2120 Dated 2.8.09
In pursuance of the order of the Collector Dehra Dun
No. 680 dated 26.7.06 passed
under Section 10-A of the Stamp Act. It is certified that
an amount of Rs. 36,00,000 (Rupees Thirty-six
lacs eighty thousand only) has been paid
in cash as Stamp Duty in respect of this instrument
in the State Bank of India/Treasury Sub-Treasury of...
D.P.N. by challan No. 6/28 dated 2.8.09
a copy of which is annexed herewith.

This certificate being issued in the name
of Alach Farwey Pvt. Ltd. Mambhatra
-Mellore Dist. Andhra Pradesh

Chief Treasury Officer
Dehradun
2.8.09

M/s Pari International, a partnership firm having its office at P-4

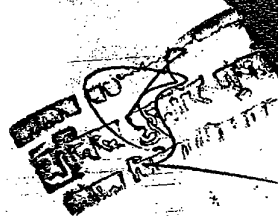
NDSE part II New Delhi through its partners:

17
31810P

1001

Alpache Footwear Inc. N.Y.

A.P.



Form No. 43-A F.H.B. Vol. V Part II (F)

1001
1001
1001

To be filled in by the Department Director or the Treasurer					
Pay to the order of	Name of the signatory and address of the person whose account money is paid	Particulars of the payment and of authority	AMOUNT	Head of Amount	One to the sum
Alpache Footwear Inc.	Alpache Footwear Inc.	Manufacture Alpache Footwear Inc.	35.00.00	Stamp	Stamp
Signature	Signature	Signature	Signature	Signature	Signature
Words	Words	Words	Words	Words	Words



3.

1. Mrs. Parineeta Bagga, W/o Shri Rajender Bagga R/o 1 Pusa Road Karol Bagh, New Delhi. PAN-No. AGIPB 1294P

2. Shri Nitin Seth S/o Late Shri S.C. Seth R/o 3 Dera Mandi Road, Village Mandi New Delhi Presently residing at L 11, South Extn Part 2, New Delhi. PAN No. AHBPS 3292C. hereinafter called the seller.

AND

India Deny
Apache Footwear Pvt. Ltd. having its office at Mambattu Nellore, District Andhra Pradesh PAN No. AAFCA 614OB through its Director Mr. Chen Ching Lang, hereinafter called the purchaser.

Whereas the seller is the sole and absolute owner and in possession of the Industrial land measuring about 20 bighas say 3.719 Acres or 15050 sq mtrs., situated in Village Central Hope Town Pargana Parwadoon, Tehsil Vikas nagar, District Dehradun, the property is morefully shown in the red colour in the map annexed with this Deed.

Whereas the seller acquired the said property by virtue of Sale Deed dated 02.08.2007 duly registered in the office of Sub Registrar Dehradun at bahi no.

1, zild 633 addll. bahi no.1, srl. No. 7813 dated 25.08.2007.

Parineeta Bagga

Nitin Seth

Chen Ching Lang

₹ 460000/- 4 60.00.000/-

5008 101 5008 1000

श्री चैतन सिंह

पुत्र श्री चैतन सिंह

निवासी डा. 12 रस्ता अपाचे पुत्र विभा इलाहाबाद जिला

ने आज दिनांक 05/10/81

ममय मध्य 04/05/81

कार्यालय उष निबन्धक

विकासनगर जनपद देहरादून

प्रस्तुत की।

८ उप निबन्धक विकासनगर

देहरादून। 05/10/81-9

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स लेखपत्र का निष्पादन उषत व

चैतन सिंह पुत्र चैतन सिंह

ने स्वीकार

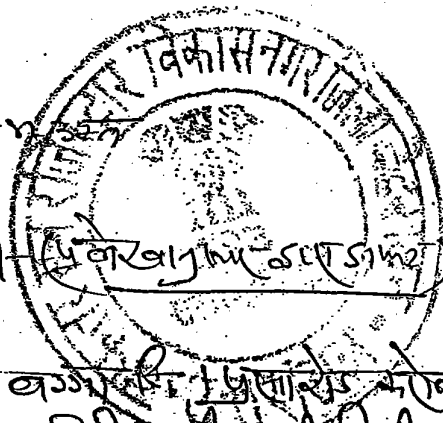
किया तथा लेखपत्र का निष्पादन तक

रजित दिनांक 05/10/81

व/अनुद मेरे समक्ष प्राप्त कर

श्री अनिपणित) कगगा 10 राजे इलाहाबाद जिला

ने स्वीकार किया।



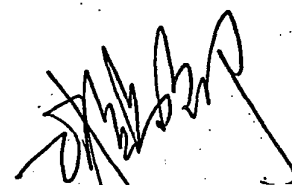
काग कडे दिल्ली व श्री नितीश कुमार
पु. एम. सी. लेख 3 जेरा मोस 05.10.81
श्री दिल्ली-दोरा कडे पाटील मॉडल
पु. एम. सी. लेख 3 जेरा मोस 05.10.81

4.

Whereas the seller purchased the said property from Shri Om Prakash Gupta S/o late Shri Chaggan Lal R/o 19/1 Raj Vihar Dehradun, Uttarakhand who had purchased the aforementioned property from Shri Om Prakash S/o Shri Maya Dass and Shri Chaman Lal S/o Shri Maya Dass both through their general attorney Mrs. Yojna Chauhan W/o Shri R.P. Chauhan vide separate three Sale Deeds:

- A. Dated 14.03.2001 duly registered as document no. 1180 Book No. 1, Vol. No. 1, page 362, Addl Book no. 1, Vol. No. 152 on pages 305 to 328 on 19.03.2001.
- B. Dated 14.03.2001 duly registered as document no. 1089 Book No. 1, Vol. No. 1, on page 361, Addl. Book No. 1, Vol. No. 156, on Page 431 to 456 on 14.03.2001.
- C. Dated 22.10.2001 duly registered as Document No. 3552 in Book No. 1, Vol No.2 on page 24, Addl. Book No. 1, Vol. No. 196, on pages 255 to 278 on 29.10.2001.

All registered in the office of Sub Registrar, Vikasnagar, Dehradun, Uttarakhand.



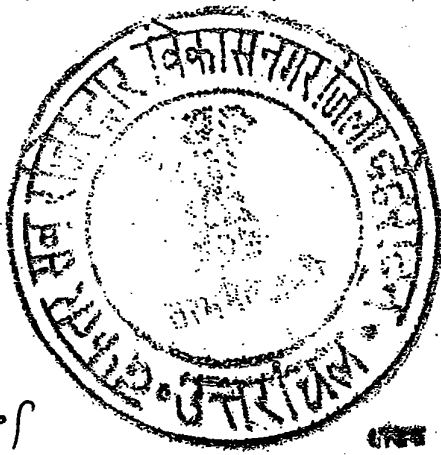
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लोकपाल समिति
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Use

04/08/08

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Handwritten signature and date: 11/16/84

Admitted For Big M. Bates 367 68

Whereas the name of the seller stands mutated in the Revenue Records as owner of the said property, prior to the name of the seller the name of the predecessor was mutated in the Revenue Records as owner of the said property.

Whereas the seller is the exclusive owner of the said property and has full right and absolute authority to sell, transfer and convey the said property, seller has all the right, title, interest of any nature in the said property, the purchaser has shown the inclination to purchase the said property.

Whereas the seller intends to sell the entire property for a sale consideration of Rs. 4,60,00,000/- (Rupees Four Crore Sixty Lac) and the buyer is ready to purchase it at the said consideration hence this deed.

NOW THIS DEED WITNESSETH AS UNDER:-

That in pursuance of the said agreement and sale consideration of Rs. 4,60,00,000/- (Four Crore Sixty Lac) paid by the purchaser to the seller in the following manner;



1. Rs. 23,00,000/- through bank draft no. 140807 of HDFC Bank dated 25.07.2009.
2. Rs. 23,00,000/- through bank draft no. 140808 of HDFC Bank dated 25.07.2009.
3. Rs. 1,03,50,000/- through bank draft no. 108920 of HDFC Bank dated 31.07.2009 in favour of Ms. Parineeta Bagga.
4. Rs. 1,03,50,000/- through bank draft no. 108921 of HDFC Bank dated 31.07.2009 in favour of Ms. Parineeta Bagga.
5. Rs. 51,75,000/- through bank draft no. 108919 of HDFC Bank dated 31.07.2009 in favour of Mr. Nitin Seth.
6. Rs. 51,75,000/- through bank draft no. 108918 of HDFC Bank dated 31.07.2009 in favour of Mr. Nitin Seth.
7. Rs. 51,75,000/- through bank draft no. 108917 of HDFC Bank dated 31.07.2009 in favour of Mr. Nitin Seth.
8. Rs. 51,75,000/- through bank draft no. 108916 of HDFC Bank dated 31.07.2009 in favour of Mr. Nitin Seth.

Parineeta Bagga

Parineeta Bagga

[Signature]

The receipt of which purchaser acknowledges. Purchaser hereby convey, transfer and assign ALL THAT property more fully described in the schedule given at the foot of this deed with all easement rights and privileges attached therewith UNTO the Purchaser TO HOLD the 'said property' as its absolute owner forever and to enjoy the same in any manner he may like without any let, hindrance, disturbance or interruption by the Seller or any person(s) claiming through or under the Seller.

That the Seller hereby further covenant with the Purchaser as under :-

- a) That the 'said property' is free from all sorts of encumbrances, charges, mortgages, litigations, disputes and liens etc. and the same is not subject matter of any proceedings of acquisition or requisition pending in any Court or Tribunal nor the same is subject matter of any Court attachment and the Seller has clear and subsisting title over the said property and has unrestricted rights to transfer the same.

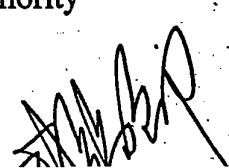
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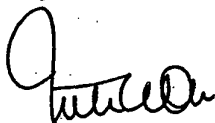
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8.

- b) That the Seller hereby assure the Purchaser that he will support all/any application made by the Purchaser for mutation of his name in the revenue records.
- c) That all taxes and dues in respect of the said property till the date of this Sale Deed shall be borne and paid by the Seller and hereafter by the Purchaser.
- d) That the Seller hereby covenants with the Purchaser that he has not done any act whereby the said property hereby sold in anyway is encumbered or affected in any manner whatsoever so as to effect the right of the Seller to transfer the said property to the Purchaser.
- e) That the purchaser will have the right to get his name mutated in the revenue records.
- f) That the said property or any part thereof is not effected by the provisions of any Ceiling Act. The said property is not affected by section 10 and/or 20 of Urban Land Ceiling Act.
- g) That no permission and / or 'No Objection' is required from any authority / department for the Sale and transfer of the said property.



- h) That as per Notification No. S.O.741 (E) DATED 28.06.2004 issued by Ministry of Finance, Central Board of Direct Taxes, the said property falls in Industrial area and can be used for Industrial Purpose.
- i) That as per Notification No. 49/2003 dated 10.06.2003 issued by Ministry of Finance (Department of Revenue), Excise department a tax holiday has been granted in respect of the said property.
- j) That the said property is Industrial land which is meant and can be used for development of industrial activities.
- k) That the Seller has delivered the legal possession of the said property to the Purchaser at the spot and the Purchaser has entered into the said property without any hindrance and if any part of the property being sold comes out of the hand of purchaser due to any defect in title, the purchaser will have the right to get compensated to the tune of damage suffered from the seller.
- l) That the Seller hereby covenant with the Purchaser that the interest which is hereby transferred to the Purchaser subsists and he has unrestricted powers to transfer it.
- m) That the Purchaser shall be entitled to use and utilize the said property in any manner whatsoever without any let,



disturbance or hindrance from the Seller or any person claiming through or under him.

n) That the said property being sold is situated in the Industrial area at Village Central Hope Town, Pargana Parwa Doon, Tehsil Vikasnagar, District Dehradun, the circle rate of the area is Rs.3,000 per sq.mtr. therefore as per circle rate the cost of land comes to 4,51,50,000/- whereas the land is being sold for 4,60,00,000/- upon which stamp duty of Rs. 36,80,000/- is being paid upon it.

o) That neither the Sellers nor the Purchaser belongs to any Scheduled Caste/Tribe.

p) That the purchaser will have right to obtain electric connection, water connection from the concerned department and if any no objection is required it will be given by the seller.

SCHEDULE OF PROPERTY

All that entire freehold industrial land measuring about 20 bigha 'equivalent to 15050 sq.mtr. or say about 3.719 acre' having dimensions as per plan annexed bearing khasra no. 122 min situated in Village Central Hope Town Pargana Pachwa Doon Tehsil Vikasnagar, District Dehradun, Uttarakhand

12.

NAME & ADDRESS OF SELLER

Mrs. Parineeta Bagga W/o Shri Rajender Bagga R/o 1 Pusa Road Karol
Bagh, New Delhi

Prints of Left Hand of Seller

Thumb Index Finger Middle Finger Ring Finger Little Finger



Prints of Right Hand of Seller

Thumb Index Finger Middle Finger Ring Finger Little Finger



Parineeta Bagga
- 02

Parineeta

Signature of Seller

Handwritten signature of the seller.

13.

NAME & ADDRESS OF SELLER

Shri Nitin Seth S/o Late Shri S.C. Seth R/o 3 Dera Mandi Road, Village

Mandi New Delhi Presently residing at L 11, South Extn Part 2, New Delhi.

Prints of Left Hand of Seller

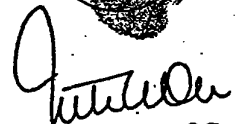
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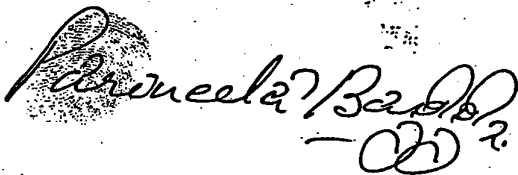


Prints of Right Hand of Seller

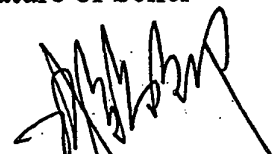
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Signature of Seller







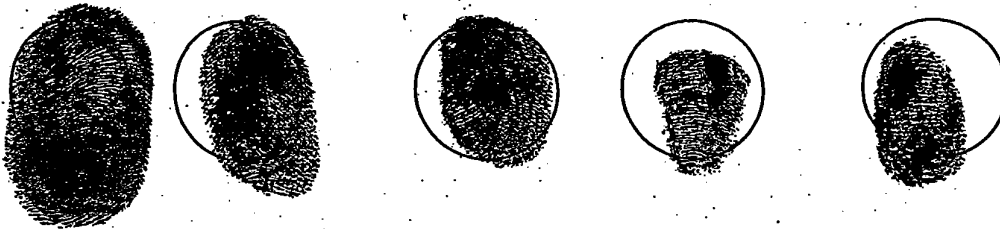
14.

NAME & ADDRESS OF PURCHASER

Apache Footwear ^{India} Pvt. Ltd. having its office at Mambattu Nellore, District
Andhra Pradesh PAN No. AAFCA 614OB through its Director Mr. Chen
Ching Lang,

Prints of Left Hand of Purchaser

Thumb Index Finger Middle Finger Ring Finger Little Finger



Prints of Right Hand of Purchaser

Thumb Index Finger Middle Finger Ring Finger Little Finger



Parineeta Baddi *Ching Lang*

Signature of Purchaser

[Signature]

15.

SELLER

Parineeta Bhatnagar

PURCHASER

[Signature]

WITNESSES:

1.

Sharma,
Adv.

2.

Sharma
AMIT SHARMA
(Advocate)

TARUN MATTA

(Advocate)

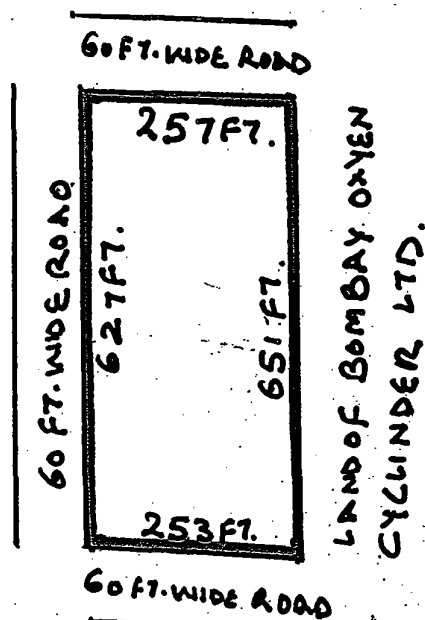
Drafted by me and typed in my chamber: *Shri Tarun Matta, Advocate.*

THE PLAN OF LAND WH. NO. 122 MIN.
SITUATED IN VILLAGE CENTRAL HOPE
TOWN PARGANA PACHWA DOON DIST. D. DOON.

SOLD BY - M/S PARI INTERNATIONAL TH. ITS PARTNER
1/ MRS. PARINEETA BAGGA (2) NITIN SETH

SOLD TO - APACHE FOOTWEAR INDIA P. LTD.
TH. ITS DIR. MR. CHEN CHING LANG,

SOLD AREA SHOWN IN RED
TOTAL SOLD AREA = 20 BIGHA OR 15050 M²
OR 3.719 ACRE



Parineeta Bagga

[Signature]
SIG OF SELLERS

[Signature]

SIG OF PURCHASER

APACHE FOOTWEAR INDIA P. LTD. having its office at
Mambattu Nellore, District Andhra Pradesh
PAN No. AAFCA 6140B through its Dir.
Mr. Chen Ching Lang
PAN No. AAFCA 6140B