

6843

## SALE DEED

Consideration	Rs. 22,11,250.00
Market value on which Stamp duty paid	Rs. 16,77,500.00
Stamp duty paid	Rs. 1,67,800.00
No. of Stamp Sheets	13
Avas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 1,67,800.00

**M/s Sara Service & Agriculture through its Partner Shri V.K. Dhawan son of Shri K.L. Dhawan** hereinafter called the "Seller" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, executors, and administrators) of the one part.

AND

PRODUCTS.

**M/S HARSH BEAUTYCARE PVT. LTD.**, a private limited Company duly incorporated under the provisions of the Indian Companies Act, 1956 and having its Registered Office at E-953, Chitranjan Park, IInd Floor, New Delhi-110019 acting through its authorized person Shri Subhash Chandra Sonthalia son of Late Shri Ram Niwas Sonthalia (Director) vide resolution passed in the meeting of the Board of Directors held on 20th October, 2005, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, in business and assigns) of the other part.

The property is free from all encumbrances.

Details of the property : As mentioned in the schedule of property given at the foot of this deed.

*Subhash Chandra Sonthalia*  
*Rai*





उत्तरांचल UTTARANCHAL

004024

### SALE DEED

This Deed of Sale is made at Dehradun on this the 28th day of October, 2005, by and between :



**M/s Sara Service & Agriculture through its Partner Shri V.K. Dhawan** son of Shri K.L. Dhawan hereinafter called the "Seller" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, executors, and administrators) of the one part.

AND

PRODUCTS

**M/S HARSH BEAUTYCARE PVT. LTD.**, a private limited Company duly incorporated under the provisions of the Indian Companies Act, 1956 and having its Registered Office at E-953, Chitrangan Park, IInd Floor, New Delhi-110019 acting through its authorized person Shri Subhash Chandra Sonthalia son of Late Shri Ram Niwas Sonthalia (Director) vide resolution passed in the meeting of the Board of Directors held on 20th October, 2005, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, in business and assigns) of the other part.



*Signature*

*Signature*





उत्तरांचल UTTARANCHAL

004023

28 JUL 2005  
कोषागार, देहरादून

Whereas the Seller is absolute owner in possession and Bhumidhars of all that land entered as Khata No. 504 Khasra No. 2518 area 0.0800 Hects., Khasra No. 2520 area 0.2250 Hects. total area 0.3050 Hects. or 3050 Sq. Mts. in Khatauni Farad for the fasli 1406 to 1411, of Village: Mauza Shankarpur Hakumatpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun, Uttaranchal, the said land more fully described in the schedule to this deed having absolute and unrestricted transferable rights therein.

And Whereas vide office Memorandum No. 418/A.S./I.D./2004 Dehradun dated 29th June 2004 issued by the Industrial Development Department the Uttaranchal Government declared the area of the seller of Village Shankarpur Hakumatpur as Industrial Estate and further vide Notification No. 1966/v/avas-05-343[sa.]/2004, Dehradun dated 23rd June 2005 and No. 2121/V/AVAS-2005-343(Sa)/2004 Dehradun dated 29th June, 2005 the Uttaranchal Govt have changed the use of land in schedule from agriculture to Industrial.

And Whereas the Sellers have agreed to sell the land in schedule to the purchaser within its Industrial area and the purchaser has agreed to purchase the same from the Seller for a total sum of Rs. 22,11,250/- (Rupees Twenty Two Lacs Eleven Thousand Two Hundred Fifty only) free from all charges and encumbrances.

*(Signature)*





उत्तरांचल UTTARANCHAL

004022

**NOW THIS DEED OF SALE WITNESSETH AS UNDER :**

1) That in pursuance of the above agreement and in consideration for a total sum of Rs. 22,11,250/- (Rupees Twenty Two Lacs Eleven Thousand Two Hundred Fifty only), paid by the Purchaser to the Seller in the following manner i.e. :-

- a) Paid Rs. 11,50,000/- in advance to the Seller.  
b) Paid Rs. 5,00,000/- vide Cheque No. 121187 dated 28.10.05 drawn on The Bank of Rajasthan Ltd. New Delhi.  
b) Paid Rs. 5,61,250/- vide Cheque No. 121188 dated 28.10.05 drawn on The Bank of Rajasthan Ltd. New Delhi.









004020

उत्तरांचल UTTARANCHAL

श्रीराम शिवायकारा

12 OCT 2005

2. And the Seller do hereby covenant :

कोमागार, देहरादून

(a) That all the taxes, ceases, and land revenues due in respect of the said land hereby sold unto this date has been paid by the Seller and balance if any found due at any time hereafter shall be the sole responsibility of the seller and after this date, the same shall be the responsibility of the purchaser.

(b) That the Seller, at all times at the cost of the Purchaser, shall do and execute all such acts, deeds, matters and things which may be required for completing and more fully perfecting the title of the Purchaser in respect of the said land.

*Signature*





02CC 817682

(c) That in the event of the said land hereby sold or any part thereof does not vest in the purchaser, on account of any defect in the title by reason of any third party interest or otherwise then the Seller unconditionally and irrevocably agree to fully compensate and reimburse the Purchaser upto the sale consideration hereinabove reserved.

(d) That the land hereby sold is notified as Industrial land and is not hit by the provisions of UP Imposition of Ceiling on land holdings Acts, 1960 and there are no acquisition/requisition proceedings in relation to the said land.





02CC 817681

- (e) That there is no construction/structure standing over the said land, the land in schedule is situated more than 400 meters away from main Chakrata Road.
- (f) The there are no other persons having any kind of claim or demand, to any share, right, title and interest in the said land as and by way of inheritance, an encumbrance, adverse possession, tenant, lessee or Licensee or by way by way of any cultivation or grazing rights.

*Contract*





Issued From  
Treasury Dehra Dun.

8 OCT 2005

68363

3.9. That the sale is made at its fair market value of Rs. 22,11,250/-. The present prescribed circle rate of the area is Rs. 550/- per Sq Mtr, the value of land comes to Rs. 16,77,500/- and the stamp duty of Rs. 1,67,800/- has been paid in accordance with the Gazette Notification No. 210/FINANCE DEPARTMENT-5/stamp/(01 stamp/04)/2004 dated 6th July 2004 and Gazette Notification No. XXVII (5)/stamp/(01 stamp/04)/2005 dated 22th August 2005.

*B. S. Singh*





68362

Issued From

4. That the land falls within Industrial area as per Industrial policy and is being purchased for an Industrial purpose. The purchaser shall abide the provisions of Section 154-B of U.P.Z.A. & L.R. Act and there is no legal implication/impediment in purchasing the said land as per the provisions of Section 154-B (as amended) of U.P.Z.A. & L.R. Act.

*Contract*





5. That the purchaser shall be bound to fulfill his part of obligation towards complying with all the rules and regulations and the bye laws as laid down by the seller/SIEL dealing with central amenities e.g. roads, paths, drainages, street lights, water supply (Domestic), vehicle parking regulations, central security system & maintenance of green areas landscapes etc and shall bear the cost of expenditure for utilizing the common utilities being provided by the seller according to the terms and conditions settled between them from time to time. The ownership of above mentioned central facilities will be intact with the seller and the plot holders would have only right to use above mentioned amenities.

*Signature*





उत्तरांचल UTTARANCHAL

069915

**SCHEDULE OF THE LAND HEREBY SOLD**

All that land entered as Khata No. 504 Khasra No. 2518 area 0.0800 Hects., Khasra No. 2520 area 0.2250 Hects. total area 0.3050 Hects. or 3050 Sq. Mts. in Khatauni Farad for the fasli 1406 to 1411, of Village: Mauza Shankarpur Hakumatpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun, Uttaranchal (Plot No. A-6), bounded and butted as under:-  
 East : Plot No. B-4

*Baitmah3* *Q. w*





उत्तरांचल UTTARANCHAL

069914

West : Property of SIEL  
North : Property of SIEL  
South : Road

*Signature*



(कोषागार - देहरादून)

100-50

हर्ष चंद्री केसर प्रोड्यूसर जा. लि. चंडी दिल्ली

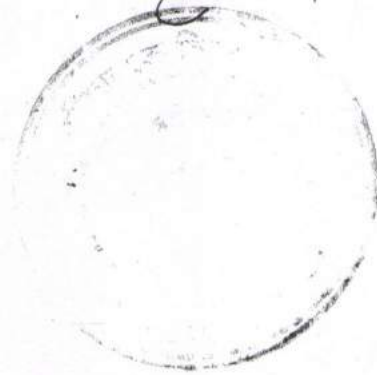
को

उपरोक्तिका

28/10/15

बही न. R 496  
6043 R 6229/106  
20/10/15

विभागाध्यक्ष, देहरादून





(अविभाजित - देहावत)  
 25000-10  
 28/1/25

22/1/25  
 5000/- 10/- 5000/- 800

सुभाष चन्द्र सन्यालीया  
 ग्राम निवास सन्यालीया  
 नई दिल्ली  
 20-10-05  
 समय 4.5  
 कार्यालय उपनिबंधक  
 विकासनगर नगर देहावत  
 में प्रस्तुत की।

Santosh

20/10/05

इस लेखपत्र का निष्पादन उक्त श्री सुभाष चन्द्र सन्यालीया  
 द्वारा किया गया  
 22/1/25  
 श्री श्री श्री चवन 50 के 0 एल 0 चवन 10 श्री श्री श्री 5  
 श्री श्री श्री 5



25000-10

tiensh Beauty Care Products (P) Ltd N. Delhi

की दिना ।

बेलांक

25/1/05

सहचान श्री गोरु कुं ठा  
पुत्र श्री गोरु की ठा  
निवासी श्रीमती डे डे  
व श्री एन के डे डे  
पुत्र श्री जयप्रियाम डे डे  
वि. बलवीर डे डे  
से को ।

उप निबन्धक विकास

देवरान । 28/1/05

Continued

4/1/05

1/1/05

Shah