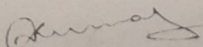


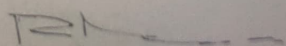
1553

SALE-DEED

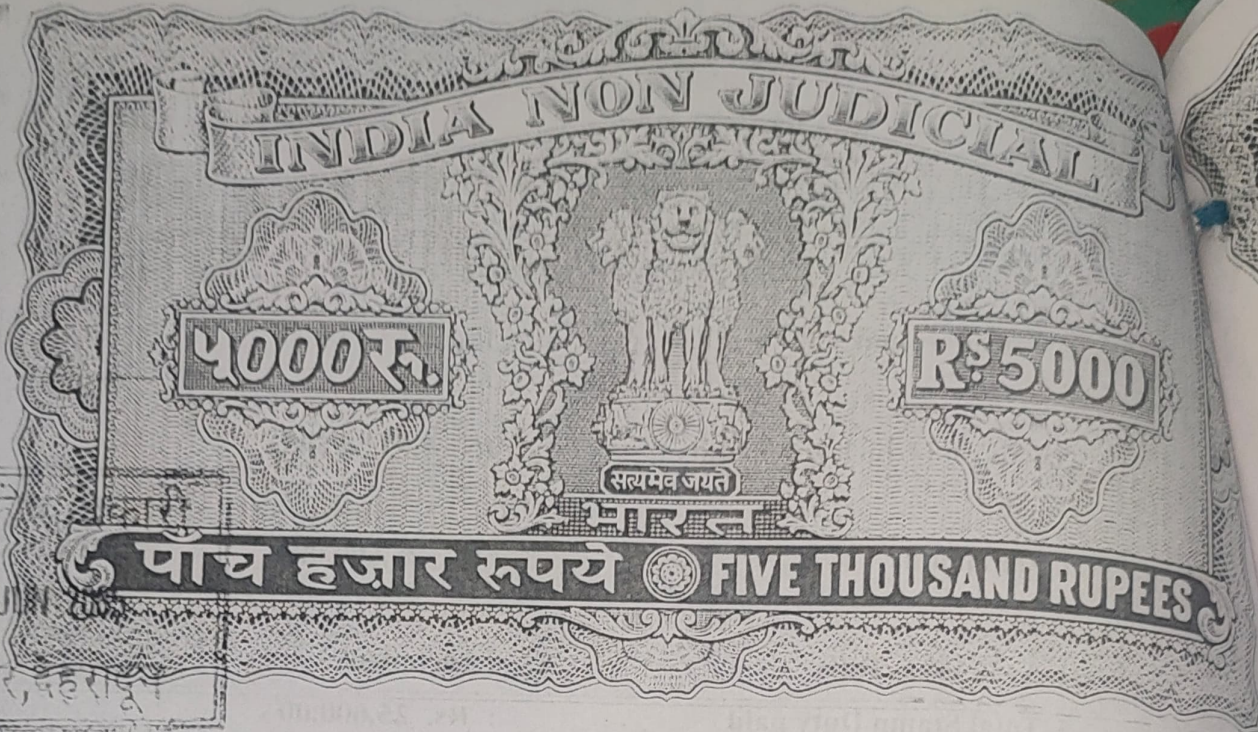
1. Consideration : Rs. 2,53,248.00
2. Value on which stamp duty paid : Rs. 2,53,248.00 ✓
3. Stamp duty : Rs. 25,600.00
4. Avas Vikas Duty : Included
5. Total Stamp Duty paid : Rs. 25,600.00
6. Main Locality : Village Chharba District  
Dehradun.
7. Locality : Village Chharba District  
Dehradun.
8. Particulars of the property : As mentioned in the Sale  
Deed.
9. Kind property : Land
10. Circle Rate : Rs. 650.00 Per Sq. Meter
11. Distance from main Road : Abutting Langha Road
12. Name and Address of Seller : M/s Prakash Electronics Pvt.  
Ltd. 87-South Anarkali Delhi
13. Name and Address of Purchaser : M/s Shashwat Cables (P) Ltd.  
A-170, Sector 19, Dwarka New  
New Delhi.
14. Number of Stamp sheets : 11
15. Drafted by : Anurag Gupta, Advocate.



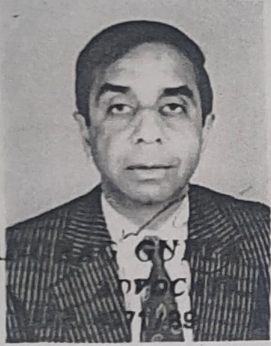








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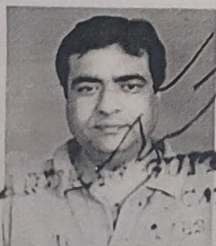


**THIS DEED OF SALE** is made on this the 9<sup>th</sup> day of August 2005  
by **M/S PRAKAR ELECTRONICS PVT. LIMITED** a company  
incorporated under the Indian Companies Act 1956 having its Registered  
office at 87-South Anarkali Extension Delhi – 110051 through its Director  
Sri Prashant Kumar Shukla S/o Sri S.C. Shukla, R/o 87, South Anarkali  
Extension, Delhi 110051 having been appointed vide resolution dated 19-  
11-2004 (hereinafter called the Vendor) of the First Part

AND

**Sri Vishal Kumar Pai** S/o Sri Suresh Pai R/o 60/1-21, E.C. Road,  
Dehradun (hereinafter called the Nominator) of the Second Part.

IN FAVOUR OF







6164

Registered as Document No. 272 from Sri Santosh Tyagi and Smt Vimla Devi.

**AND WHEREAS** the Vendor through its Director Sri Prashant Kumar Shukla had entered into an agreement of sale with the Nominator for the sale of the aforesaid land. The Nominator had been authorized to get the Sale Deed executed either in his own name or in the name of his Nominee.

**AND WHEREAS** the aforesaid land is situated within a Notified Industrial Area. The Purchaser with an intention to set up an Industrial Unit was desirous of purchasing an Industrial Land. Accordingly the Purchaser approached the Vendor and the Nominator for the sale of the





6165

aforesaid land. The Vendor and the Nominator agreed to transfer the aforesaid land to the Purchaser.

**NOW THIS DEED WITNESSETH AS UNDER**

A. That in consideration of the sum of Rs. 2,53,248.00 (Rs. Two lacs fifty three thousand two hundred forty eight) only paid by the Purchaser to the Vendor and the Nominator in the following manner:-

(a) Rs. 1,00,000.00 (Rs. One lac) only vide D.D. No. 004291 dated 5-8-2005 issued by HDFC Bank Allahabad today at the time of the registration of the Sale Deed.



1000Rs.



Issued From  
Treasury Dehra Dun.  
28 JUL 2005  
A.T.O. (Cash)  
Treasury, D.Dun.

26747

(b) Rs. 92,555.00 (Rs. Ninety two thousand five hundred fifty five) only out of D.D. No. 004290 dated 5-8-2005 issued by HDFC Bank Allahabad today at the time of the registration of the Sale Deed.

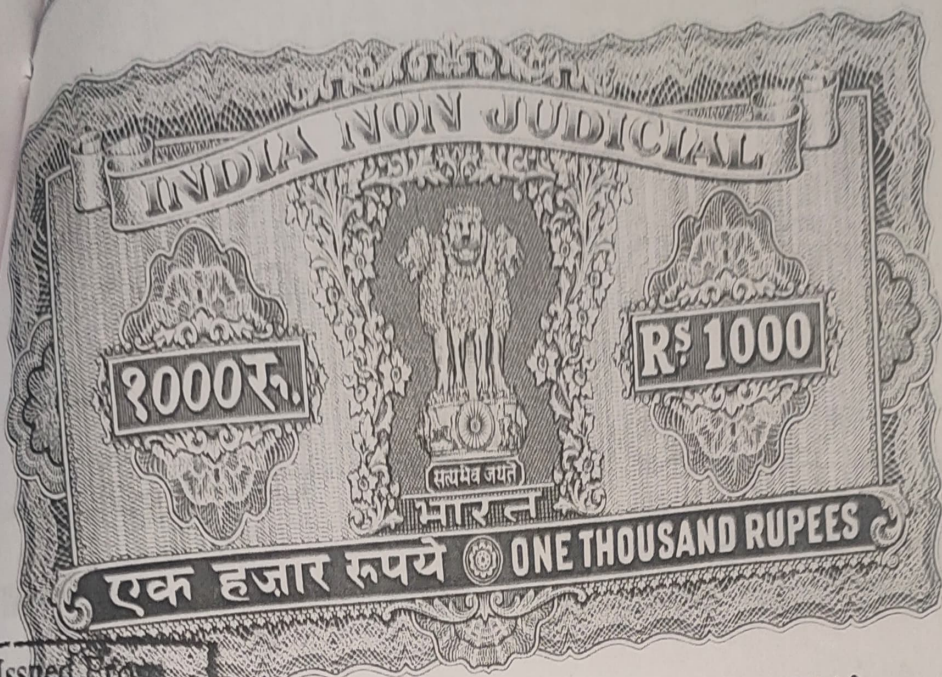
(c) Rs. 35,693.00 (Rs. Thirty five thousand six hundred ninety three) only in cash today.

(d) Rs. 25,000.00 (Rs. Twenty five thousand) only out of D.D. No. 162747 dated 21-6-2005 issued by the Corporation Bank Allahabad on 25-6-2005.

(the Receipt whereof the Vendor and the Nominator hereby acknowledge), the Vendor on the nomination of the Nominator



1000Rs.



Issued From  
Treasury Dehra Dun.

28 JUL 2005

A.T.O. (Genl)  
Treasury, D. Dun.

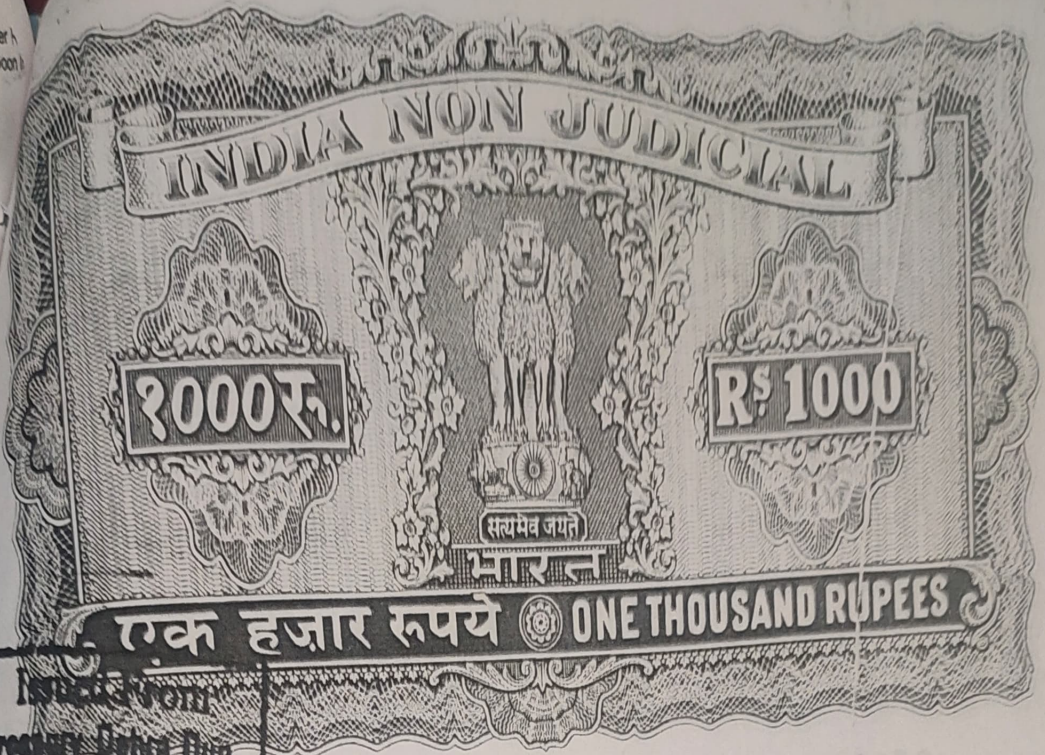
20748

hereby transfer, conveys and assign unto the Purchaser all that land which has been morefully detailed and described in the Schedule given at the foot of this Deed (hereinafter referred to as the said land) absolutely and forever AND TO HAVE AND TO HOLD the same unto the Purchaser without any prejudical claim or dispute relating thereto.

B. That the Vendor and the Nominator hereby covenant with the Purchaser as follows:-

1. That the interest hereby transferred subsists and the Vendor has the right and power to transfer the same and the Nominator has the right and power to nominate the Purchaser.





Issued from  
Treasury Office D.D.

28 JUL 2005

A.T.O. (Cash)  
Treasury, D.Dun.

28/7/05

2. That the vacant physical possession of the said land has been delivered to the Purchaser today on the spot jointly by the Vendor and the Nominator.
3. That the said land is situated within a Notified Industrial Area.
4. That the said land is free from all encumbrances, charges, liens, litigations etc and is being sold as such.
5. That the Vendor and the Nominator have jointly and severally assured the Purchaser that there is no other claimant to the said land. The Vendor and the Nominator shall however keep the Purchaser indemnified against any claim.

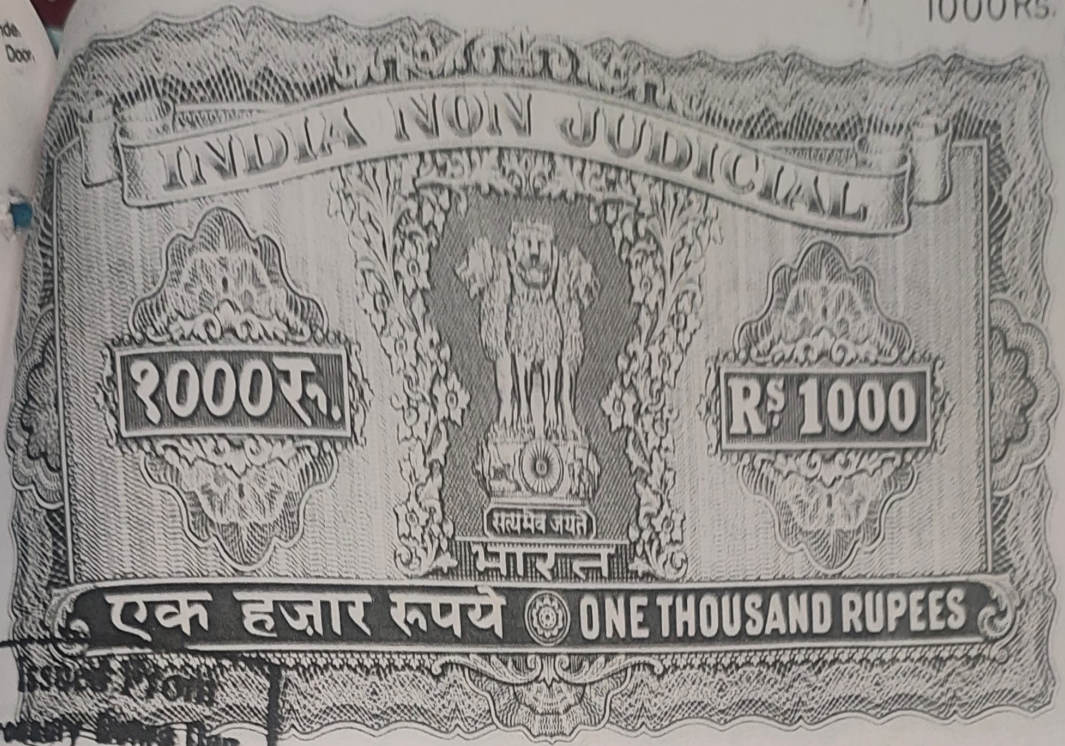
*[Signature]*

*[Signature]*

*[Signature]*



1000Rs.



28750

6. That all the taxes and government dues upto the date of this Deed shall be borne by the Vendor/Nominator and henceforth by the Purchaser.
7. That the said land is being transferred with all easements and rights appurtenant thereto.
8. That the Vendor and the Nominator at all reasonable times at the cost and request of the Purchaser shall do and cause to be done all acts, deeds and things as may be required for furthermore perfectly assuring the end use of the said land unto the Purchaser.
9. That in case the Purchaser is deprived of the said land or any portion thereof in view of any act of omission or commission on the



1000Rs.



Issued From  
Treasury Dehra Dun.

28 JUL 2005

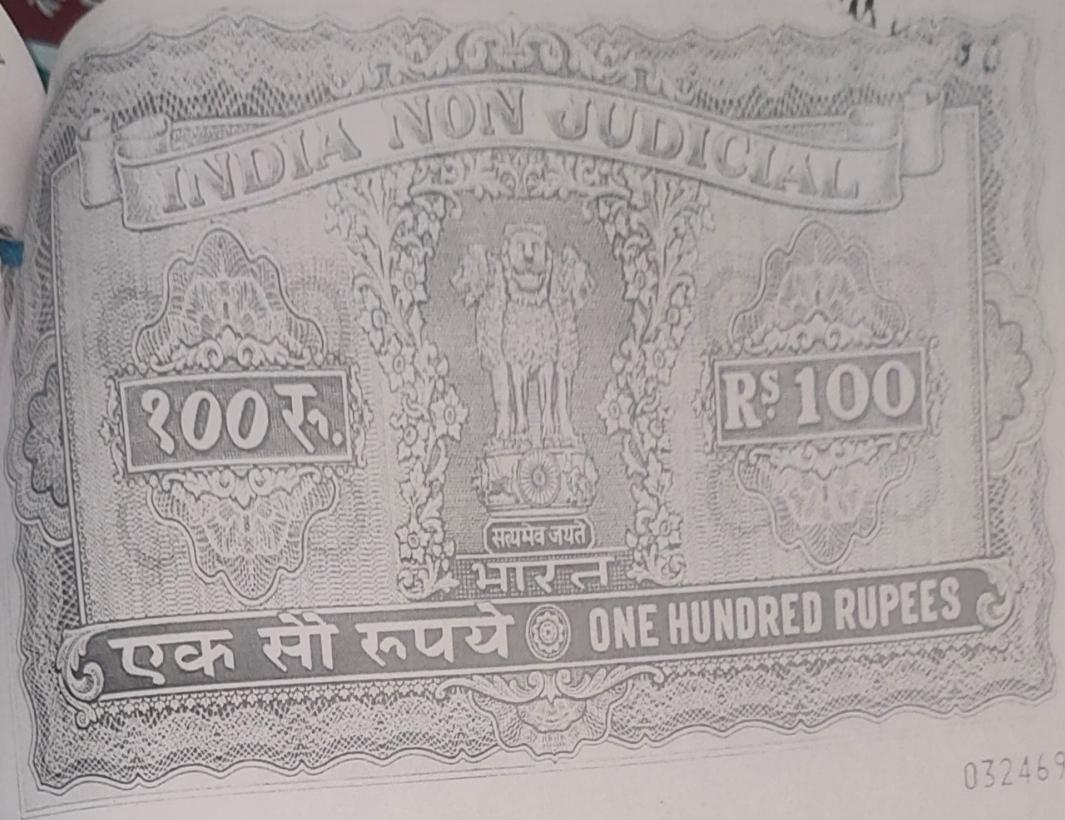
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Treasury, D. Dun.

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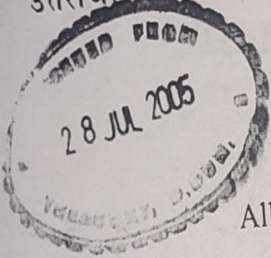
part of the Vendor or the Nominator, the Purchaser shall be entitled to compensation together with cost, expenses and damages.

10. That the Purchaser shall be entitled to get its name mutated in the records for which the Vendor and the Nominator shall provide all help and cooperation.
11. That the Purchaser shall be entitled to use the said land in any manner and for any purpose it desires without any let or hindrance from any corner whatsoever.
12. That since the said land is situated within a Notified Industrial Area and is being purchased for setting up an Industrial Unit, the





उत्तरांचल UTTARANCHAL



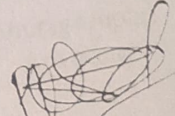
SCHEDULE

All that land comprised in Khata No. 956 bearing Khasra No. 868Ga (Old No. 1274M) having an area of 0.0300 Hect or 300 Sq. Meters situated in Village Chharba (Langha Road) Tehsil Vikasnagar District Dehradun.

In witness whereof the parties have signed on this Deed on the day, month and year first above written.

  
PURCHASER

  
NOMINATOR

  
VENDOR



**WITNESSES:**

1. [Signature]  
SHUBHAM MAHESHWARI  
21 PATRIKA MARG  
CIVIL LINES ALLAHABAD

2. [Signature]  
SHUBHAM MAHESHWARI  
21 PATRIKA MARG  
CIVIL LINES ALLAHABAD

Drafted by me and typed in my chamber on my dictation.  
Photographs of the parties identified by me on the verification of the  
witnesses.

[Signature]  
(Anurag Gupta)  
Advocate

[Signature]

[Signature]

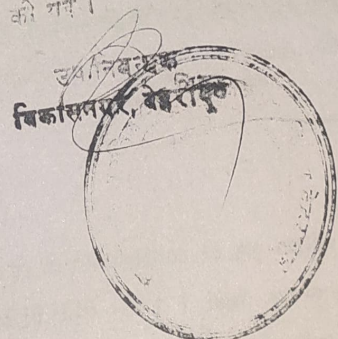
[Signature]



11/11  
DACC  
der Road, (Pritham Road),  
Doran International School, C  
32172424 Mobile: 983760

ppro  
20 Eng  
GMS

बही न. ४०५  
ए.डी.फा नं. ३६३/३१६  
नं. ५३  
रजिस्ट्री की गई।



३६