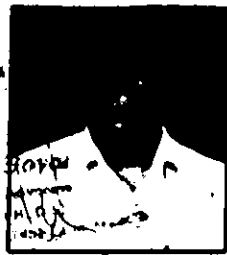


Dr. S. K. Goyal
Advocate
A.D.H. D.Sc.
U.P. Dehradun (D.D.) Gold Medal



4386



Goyal
Advocate
A.D.H. D.Sc.
U.P. Dehradun (D.D.) Gold Medal

SALE DEED

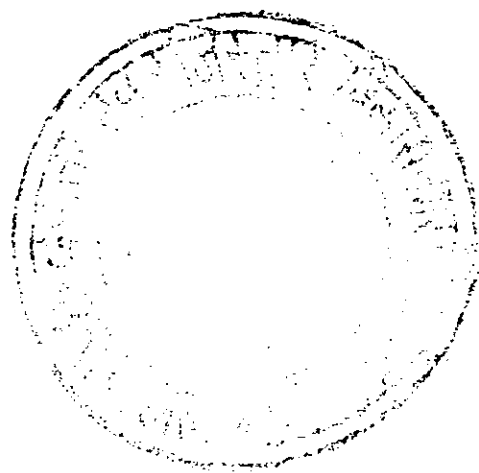
DETAILS FOR THE SUB-REGISTRAR OFFICE

1. **SALE CONSIDERATION:** Rs. 20,65,500/-
2. **VALUATION AS PER CIRCLE RATE:** Rs. 20,65,500/-
3. **TOTAL STAMP DUTY PAID** Rs. 2,07,000/-
4. **AREA:** Mauza - Central Hope Town, Industrial Area, Pargana Pachwa Doon, District Dehradun.
5. **TOTAL AREA:** 0.1377 hect. or 1377 sq. mtrs.
6. **NAME & ADDRESS OF THE SELLERS:** (1) SHRI SANDIP JINDAL S/o Shri Krishan Chand Jindal R/o 235 Indra Nagar Colony, Distt. Dehradun, Uttarakhand (2) SHRI SANJEEV GUPTA S/o Shri S. K. Gupta R/o 23, P. D. Tandon Marg, Dehradun
Sellers No. 1 Pan No. : ABABJ 7692 N
Sellers No. 2 Pan No. : AHKPG 5310 Q
7. **NAME & ADDRESS OF THE PURCHASER:** MANIKA MOULDS (P) LTD., through Director SHRI MIHIR KAPADIA S/o Shri Nikunj Kapadia, R/o 6/Acharya Industrial Estate, Tejpal Compound, BH. Lathia Rubber, Andheri - Kurla Road, Sakinaka, Mumbai - 400072, Maharastra.
Pan No. : AAMPK9822E
8. **NO. OF STAMP SHEETS:** 15
9. **DRAFTED BY:** Dr. S.K. GOYAL, Advocate, Dehradun

Sandip
For MANIKA MOULDS PVT. LTD.

M. N. Kapadia

Director





X 4 APR 2007

उत्तरांचल UTTARANCHAL

मुख्य कार्यालय
वाराणसी, उत्तरांचल
पिन: 221001

031061

-2-

SALE DEED

This DEED OF SALE is made on this 16th day of April,
2007

BY

(1) SHRI SANDIP JINDAL S/o Shri Krishan Chand
Jindal R/o 235 Indira Nagar Colony, Distt. Dehradun,
Uttarakhand (2) SHRI SANJEEV GUPTA S/o Shri S. K.
Gupta R/o 23, P. D. Tandon Marg, Dehradun (hereinafter
called the "SELLERS") of the ONE PART.

IN FAVOUR OF

MANIKA MOULDS (P) LTD., through Director SHRI
MIHIR KAPADIA S/o Shri Nikunj Kapadia, R/o 6/Acharya
Industrial Estate, Tejpal Compound, BH. Lathia Rubber,
Andheri - Kurla Road, Sakinaka, Mumbai - 400072,
Maharashtra, (hereinafter called the "PURCHASER") of the
OTHER PART.

Salind

For MANIKA MOULDS PVT. LTD.

Mihir Kapadia
Director

एक वर्ष के लिए 200000
 का वास्तु श्री Monika
 के निवास किया जायेगा
 * X 4 APR 2007 *
 सहायक लेखाकार (देश)
 कोबागार, देहरादून

बैनामा 2065900

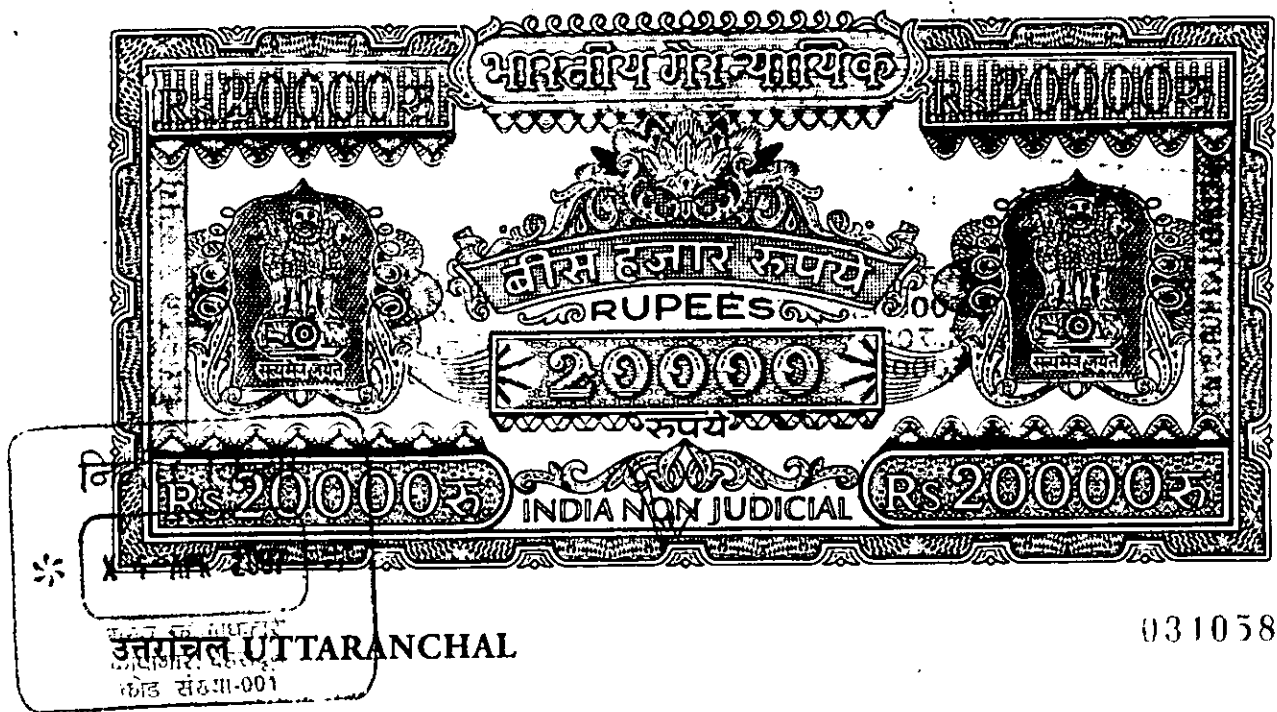
5000/- 10/- 50/0/- 000

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~~मि. हरि कपाडिया~~
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~~मि. हरि कपाडिया~~
 3

मि. हरि कपाडिया
 देहरादून

मि. हरि कपाडिया उक्त
 2065900/रुपये

श्री लक्ष्मी प्रसाद मिश्रा (पुत्र) कुलबंद मिश्रा
 235 हाथीस नगर के पास श्री-संगीत गुफा 110
 एस.के. गुफा नि. 23 P.O. Ghandan
 Marg देहरादून.



-3-

AND WHEREAS the purchaser Company aforesaid authorized Shri Mihir Kapadia S/o Shri Nikunj Kapadia to signed and to get the sale deed executed in Company's name as a director vide resolution dated 26-03-2007.

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

AND WHEREAS the Sellers are the absolute and exclusive owner in possession of the land detailed fully at the foot of this deed.

AND WHEREAS the Sellers have purchased the said land from Shri Suresh Kumar Pal S/o Shri Som Dutt Pal R/o Vedic Nagar, P.O. Raiwala, Tehsil Rishikesh, Dehradun by virtue of registered Sale Deed dated 05-04-2007 which is duly registered in the office of Sub-Registrar, Vikas Nagar, Dehradun in Book No. 1, Zild 949 page 363/372 as Serial No. 3839 dt. 05-04-2007.

Sulind

Shri

For WANKA MOULDS PVT LTD

Shri X. Kapadia
Director

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उप निबन्धक विकासमन्त्र
लेखगालन ।

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~~पुष्पा इ स्वकप गुप्ता~~
५०२ माती बाजार ई ०६ न
गाल री पल
राउ

15/4/07

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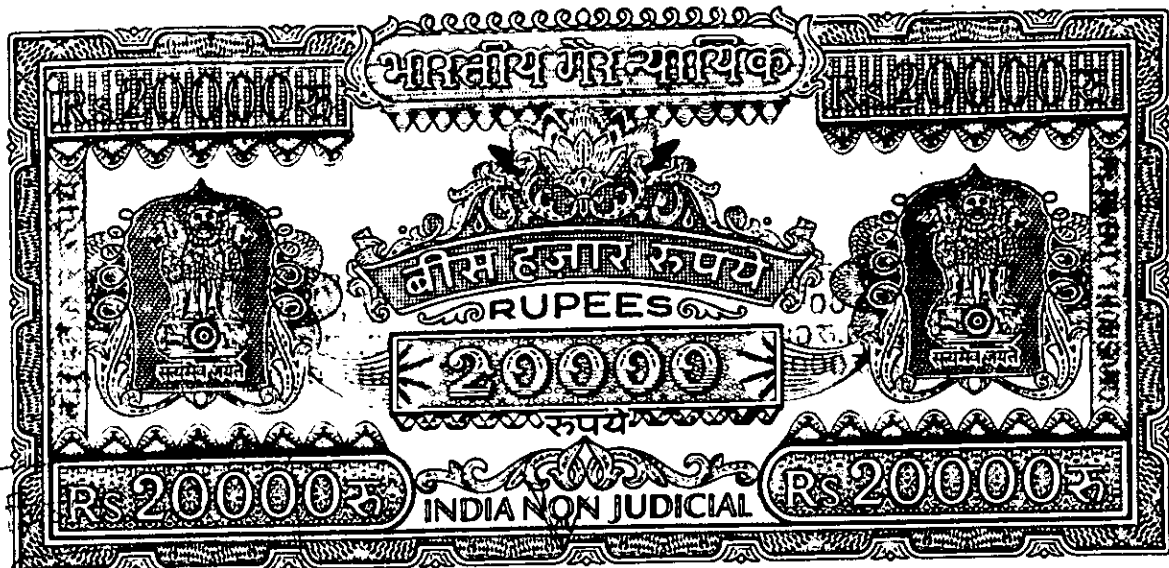
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X 4 APR 2007
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 AT 001-001

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-4-

It is hereby clarified that the Sellers are selling all the rights, which were acquired by them through Sale Deed mentioned above.

AND WHEREAS the Sellers are the sole and exclusive owner of the land hereby sold and are having unrestricted and transferable rights therein.

AND WHEREAS the Sellers want to sell their land described in schedule annexed to this deed to the Purchaser and the Purchaser want to purchase the said land.

AND WHEREAS the Sellers have agreed to sell their land detailed in schedule to this deed to the Purchaser for the consideration of Rs. 20,65,500/- (Rupees Twenty Lacs Sixty Five Thousand Five Hundred Only) and the Purchaser has agreed to purchase the said Land from the Sellers for the same.

Salini

[Signature]

For MANIKA MOULDS PVT. LTD.

[Signature]

Director

एक फोटो संलग्न है।

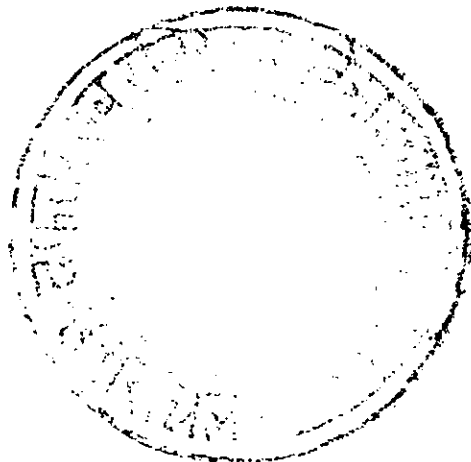
का नाम श्री.....*Mr. H. S. ...*

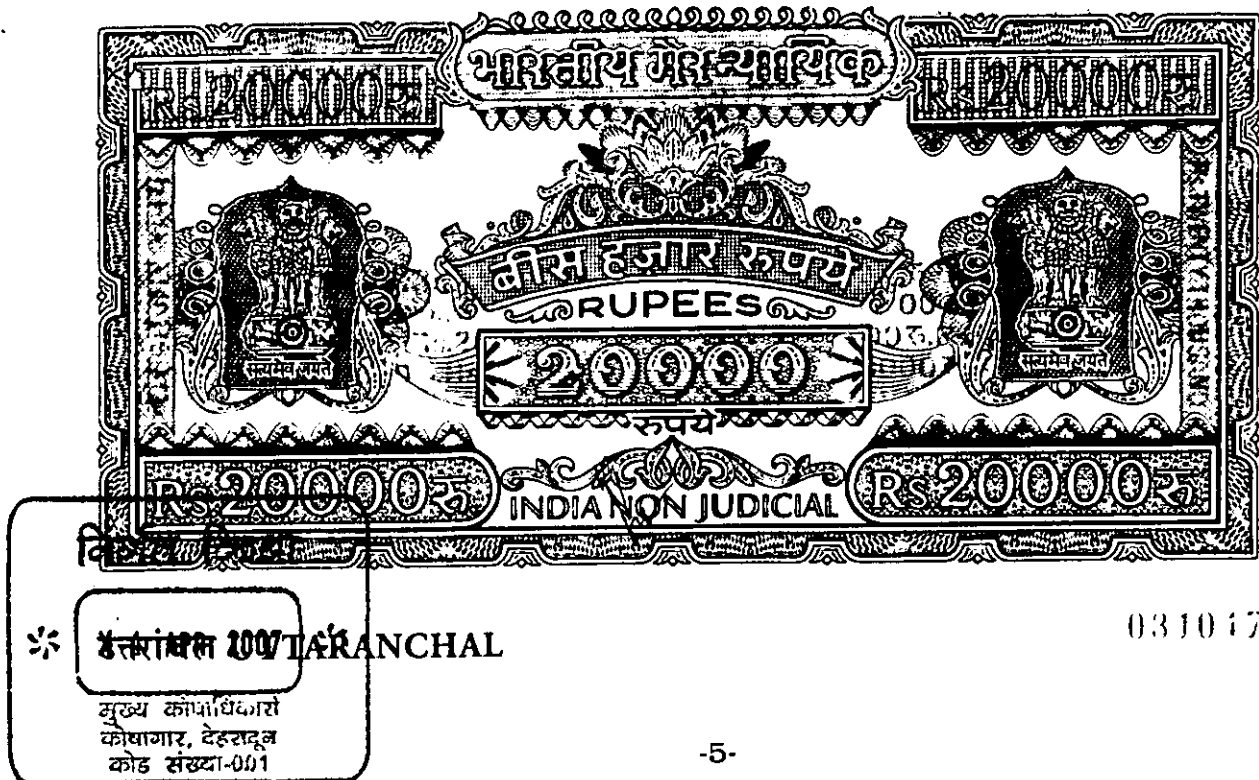
का निवास स्थान.....

*** X 4 APR 2007 ***

सहायक लेखाकार (कैश)
कोषागार, देहली

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NOW THIS DEED WITNESSES AS UNDER: -

That in pursuance of the said agreement and for a consideration of a sum of **Rs. 20,65,500/- (Rupees Twenty Lacs Sixty Five Thousand Five Hundred Only)** paid by the Purchaser to the Sellers in the following manner: -

- (a) Rs. 10,00,000/- through Cheque No. 676052 dated 06-04-2007.
- (b) Rs. 10,00,000/- through Cheque No. 676053 dated 06-04-2007.
- (c) Rs. 65,500/- through Cheque No. 676057 dated 16-04-2007 all from Bank of Baroda, Santa Cruz-East, Mumbai.

Thus the Sellers have received the total sale consideration. The receipt of which total sale consideration of **Rs. 20,65,500/- (Rupees Twenty Lacs Sixty Five Thousand Five Hundred Only)** is hereby acknowledged by the Sellers.

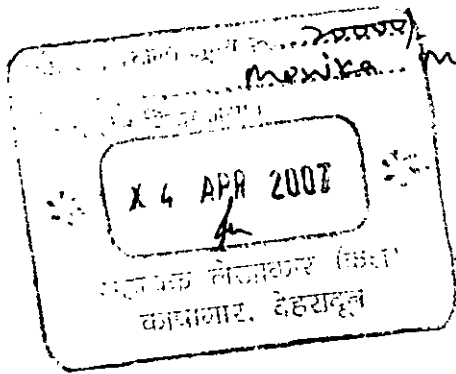
S. L. Singh

[Signature]

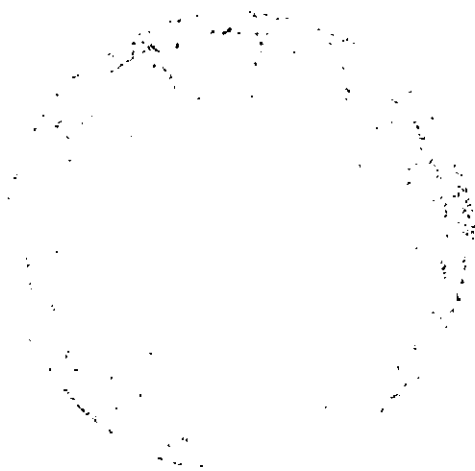
For MANIKA MOULDS PVT. LTD.

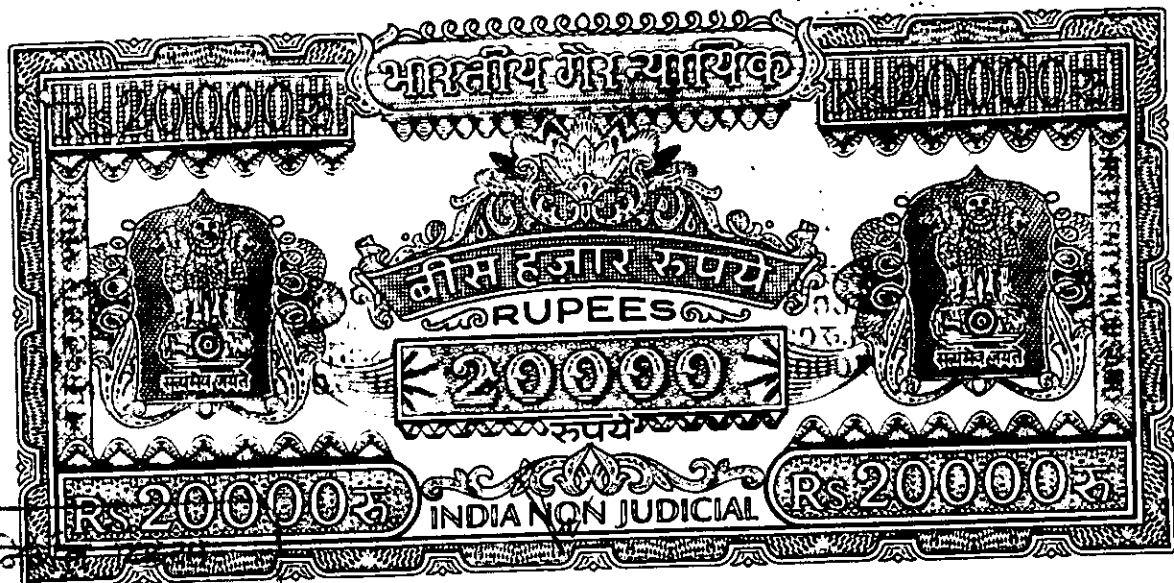
[Signature]

Director



models put up of ✓





* ४/११/२००७ उत्तरांचल UTTARANCHAL

मुख्य क. नॉटरी
कापूर, हरद्वार
को. सं. २७-००१

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-6-

The Sellers hereby transfer, alienates and assigns all that land (morefully described in the schedule given at the foot of this deed) **TO HOLD AND TO HAVE** the same to the Purchaser along with all rights, interests, title and easement rights appurtenant thereto as absolute owner thereof.

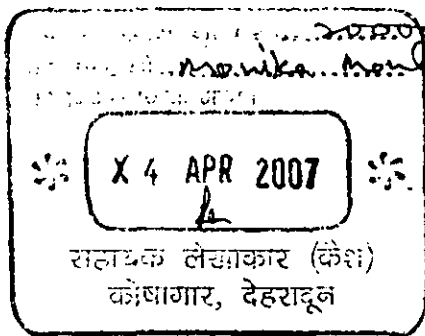
The Sellers further covenants with the Purchaser as under:-

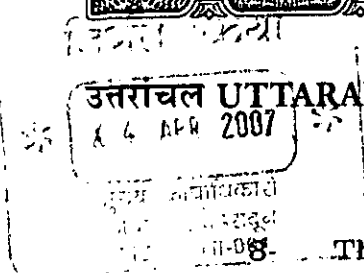
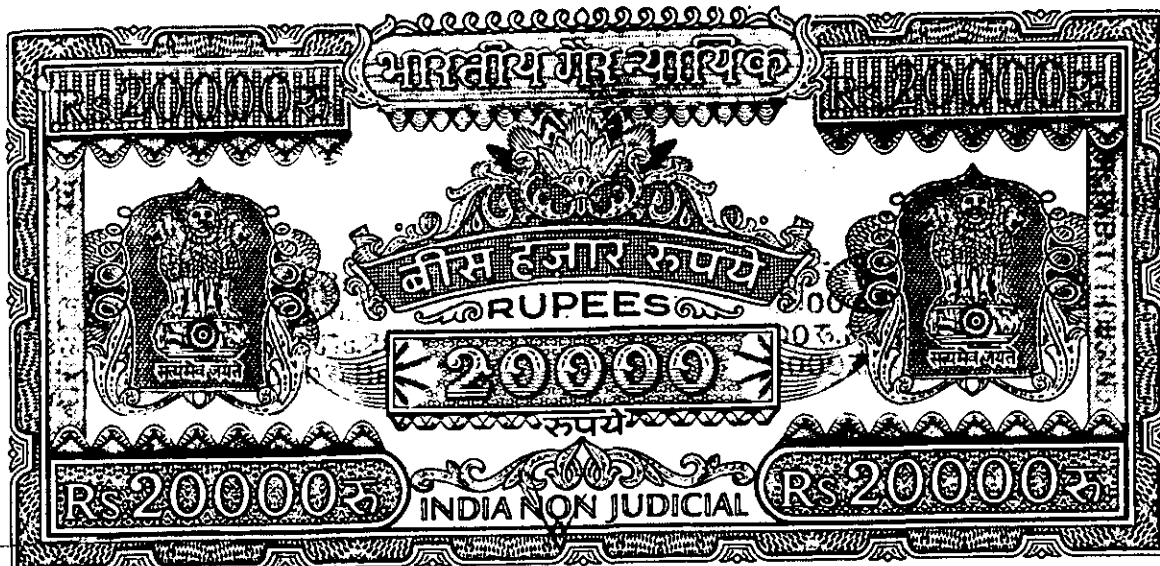
- 1- That the Sellers have delivered actual physical vacant possession of the land hereby sold to the Purchaser, which shall hereinafter be held and enjoyed and rents and profits received there from by the Purchaser with out any interruption or disturbances by the Sellers or any other person claiming through or under them.
- 2- That the Sellers will at the cost of Purchaser 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.

Sd/-

FOR SELLER'S ATTENTION - S. H. LTD.
22.78 Kapadia.

[Signature]





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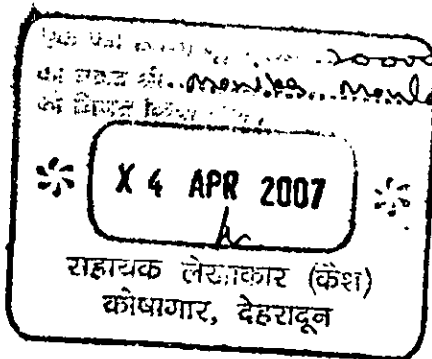
-7-

- That all the rights enjoyed by the Sellers regarding the land hereby sold are being transferred to the Purchaser. That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said land in any manner he may like or make sale, transfer it in any manner, and get the same mutated in his name in the Municipal/Revenue Records and other government records at his own cost, if required.
- 4- That the interest hereby transferred, subsists and the Sellers have power to sell the same.
 - 5- That the land hereby sold is free from all charges, claims, litigations, mortgages, court attachments, liens, encumbrances and all sorts of notices under any law whatsoever.
 - 6- That all taxes and charges and demand levied on the land hereby sold till the date of sale shall be paid by the Sellers and all taxes and charges and demands accruing subsequent to the date of execution of Sale Deed will be paid by the Purchaser.

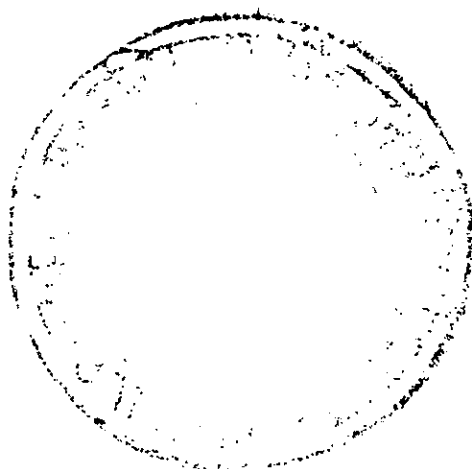
S. K. Singh

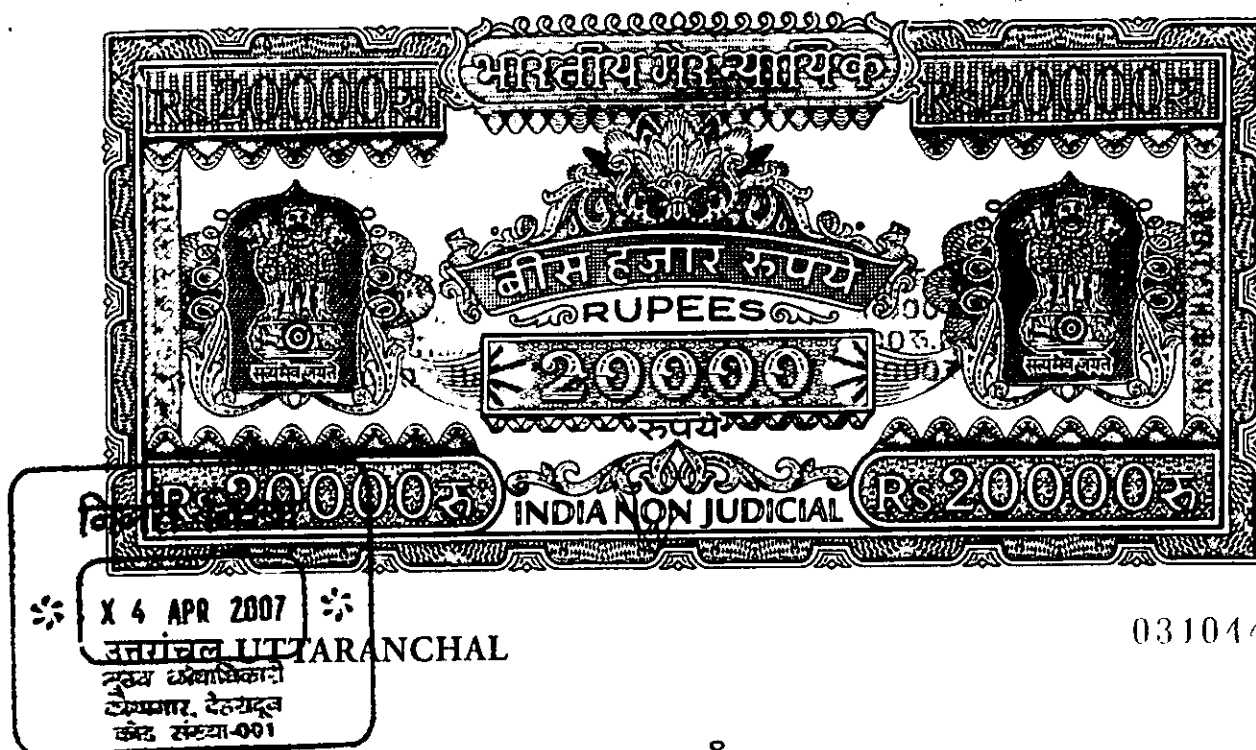
FOR MANIKA MOULDS PVT. LTD.
Manika
 Director

[Signature]



प्रत ५००





-8-

- 7- That the Sellers 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 Sellers or for any other reason.
- 8- That the Sellers in the above-mentioned manner have received full sale consideration. The receipt of which (full sale consideration) is hereby acknowledged and admitted by the Sellers at the time of presentation of this deed for registration before the Registering Authority.
- 9- That the Sellers hereby convey, transfer the land fully described in the schedule at the foot of this deed, UNTO the Purchaser TO HOLD the same as its absolute owner for ever and to enjoy the said land uninterrupted by the Sellers or any persons claiming through or under them.

Selinder
 For MANIKA MOULDS PVT. LTD.
Manika Moulds Pvt. Ltd.
 Director

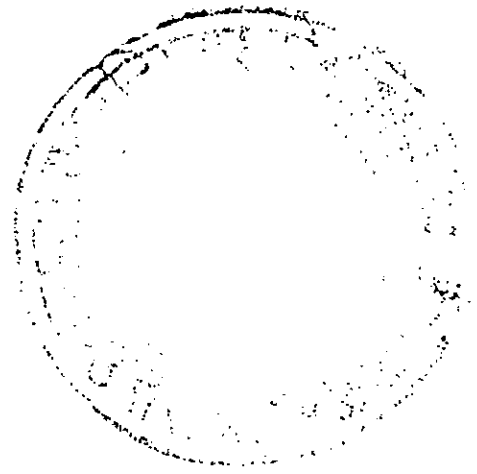
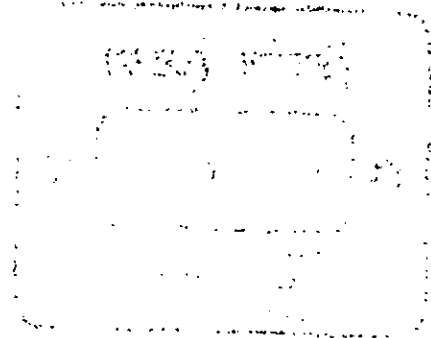
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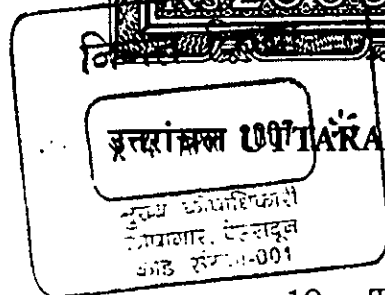
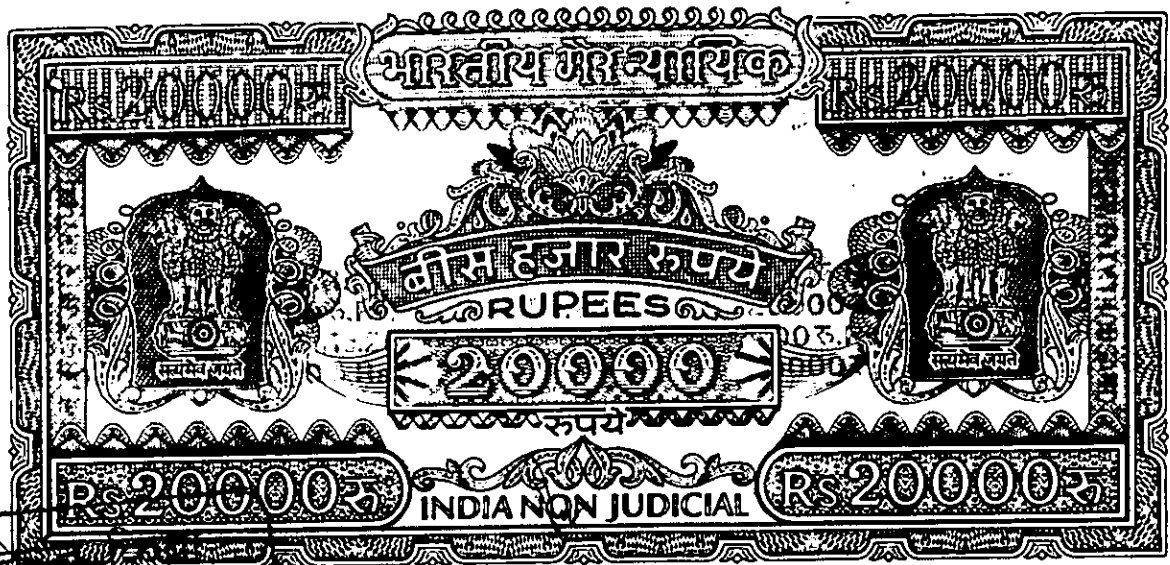
एक पत्र स्वयं मूल्य रु. 200.00
 मोबाइल नं. *monika*
 कोटा, जिला देहरादून

4 APR 2007

तहसील लेखागार (कोटा)
 कोटा, देहरादून

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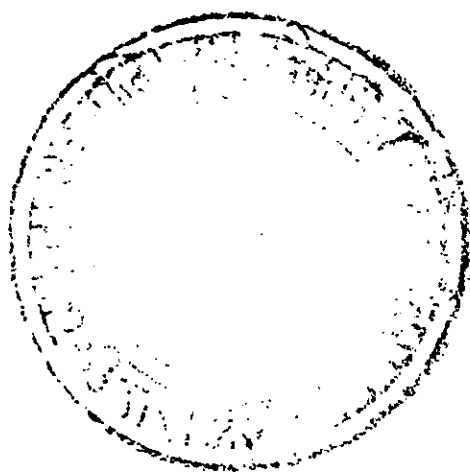
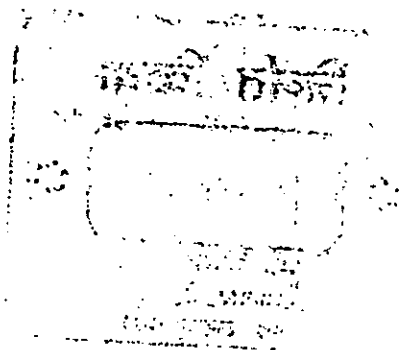
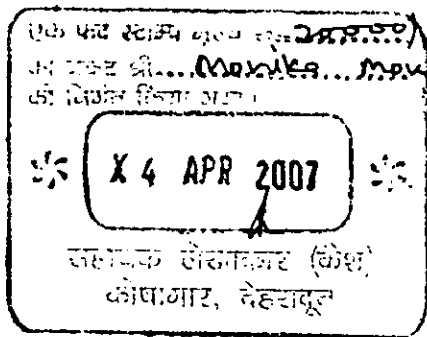
-9-

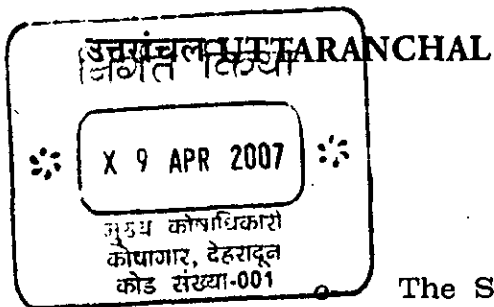
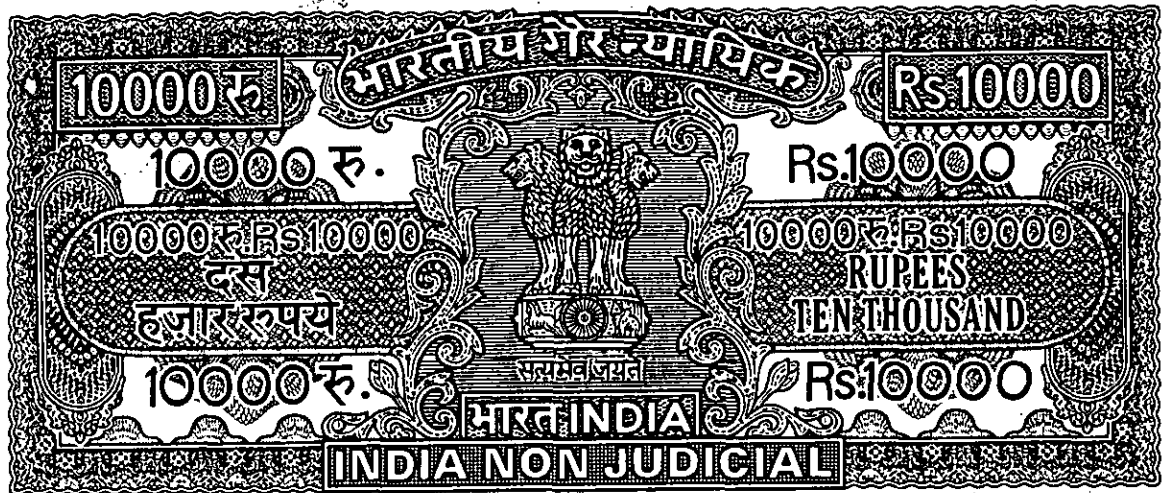
10- That the Sellers do hereby further covenant with the Purchaser as under: -

- a- That the said land is free from all sorts of encumbrances, charges or liens, notices etc. and the Sellers have a clear and subsisting marketable title over the same and that the said land is not subject matter of any proceeding of acquisition or requisition pending before any court, authority or tribunal nor the said land is subject matter of any court attachment or litigation pending in any court. The demised land is not under acquisition by the court or any other body.
- b- That the Sellers have delivered actual physical vacant possession of the said land to the Purchaser today and the Purchaser has quietly entered upon the said land peacefully as its absolute owner.

Sd/-
For MANIKA MOULDS PVT. LTD.
M. K. Kapoor
Director

Ph





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-10-

The Sellers hereby further agrees to execute any more document(s), paper(s) etc. for further more perfectly assuring the title and possession of the Purchaser over the said Land in future but always at the costs and expenses of the Purchaser or person(s) requiring the same to be done reasonably.

- d- That in case, the said Land or any part thereof goes out of the hands and possession of the Purchaser because of any defect in the title of the Sellers, the Sellers hereby agree and undertake to indemnify the Purchaser to the extent of the loss thus suffered by the Purchaser, which shall include the proportionate cost of the said Land and expenses incurred on this deed.

S. L. Sharma
For MANIKA MOULDS PVT. LTD.
M. S. Kapoor
Director

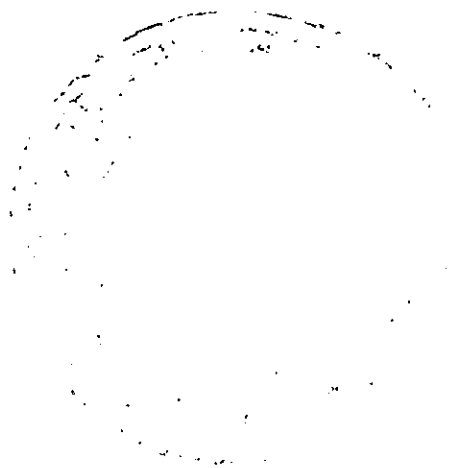
[Signature]

Monika Mowlaty Ret. W. 620-V

235

3/4/02

2001 4th Floor
S. M. Mowlaty
and Son, Inc.





उत्तरांचल UTARANCHAL

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X 9 APR 2007

मुख्य न्यायाधीश
भारत, देहरादून
कोर्ट, सिटी-2000

-11-

VALUATION OF THE LAND

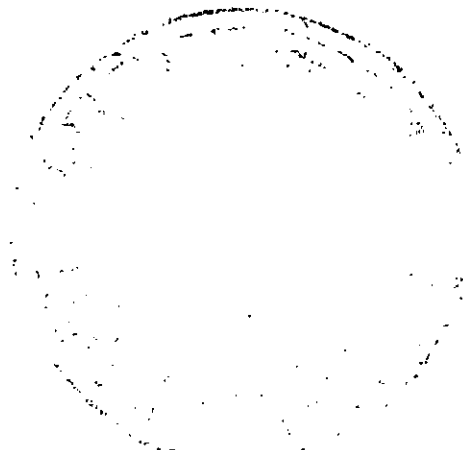
The said land is situated in Village Central Hope Town, Pargana Pachwa Doon, Distt: Dehradun and the same is situated within Industrial Area. The Circle Rate fixed by the Collector is Rs. 1500/- Per Sq. Mtrs. according to which the Value of the land come to $1377 \times 1500 = 20,65,500/-$ on which the stamp duty is being paid @ 10% i.e. Rs. 2,07,000/-

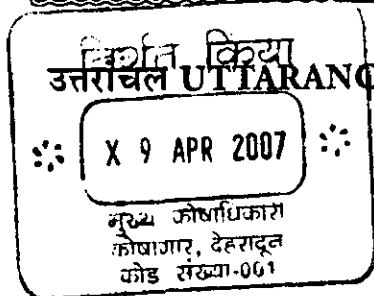
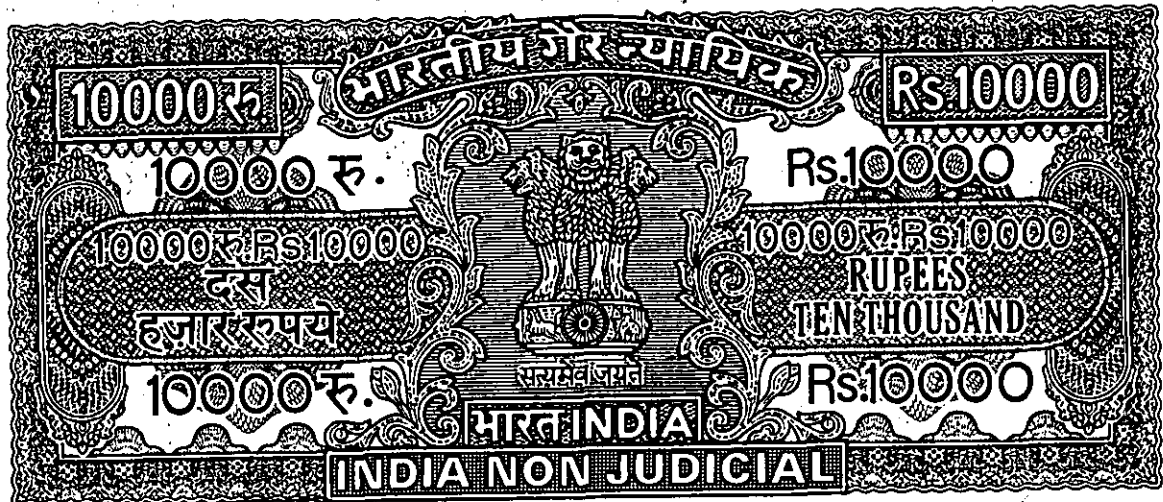
Selinder
For MANIKA MOULDS PVT. LTD.
12/04/2007
Director

Mowika, Models Ltd & Co.

208
9/4/02

Engraving Co.-----
Ashutosh Gupta
Hans Vardan Court, D.D.





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-12-

Relevant Particulars :-

1. That the Sellers and the Purchaser do not belong to schedule caste/ schedule tribe.
2. That the land hereby being sold is situated within the Industrial area, in Village Central Hope Town, Pargana Pachwa Doon, Distt. Dehradun and the provisions of the Uttaranchal Act No. 29 of 2003 are not applicable to the same.
3. That there is no registered agreement in between the parties.

seal

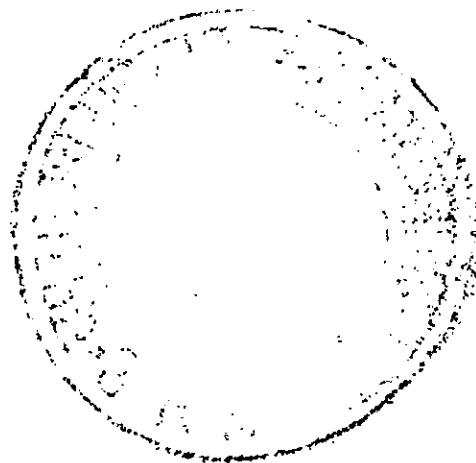
For MANIKA MOULDS PVT. LTD.
Manika
 Director

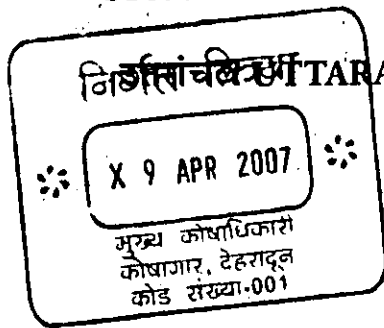
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Monika Modak Patil & Co -

285 100002
9/4/02

राज. सेवा बुप्ता
स्वा. सेवा बुप्ता





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-13-

4. That there is neither any tree/orchard nor any construction in the land hereby being sold.

SCHEDULE OF THE LAND

All that Open piece of Bhumidhari land bearing Khasra No 300 having area 0.1377 hect. or 1377 sq. mtrs. situated in Village Central Hope Town, (Industrial Area), Pargana Pachwa Doon, District Dehradun.

For greater clearance delineated by red colour in the Map annexed to this deed which shall form an integral part of this sale deed.

IN WITNESS WHEREOF the Sellers & Purchaser have put their signatures on this Deed of Sale on the day, month and year first above-mentioned.

Salinda

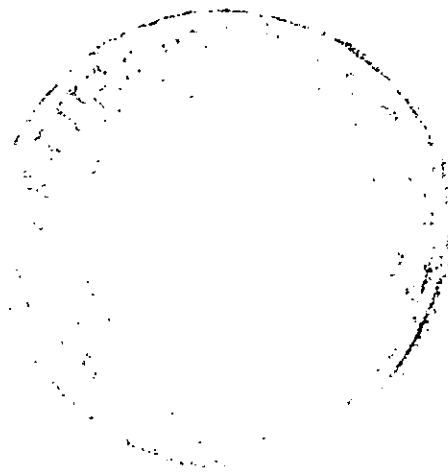
For MANIKA MOULDS PVT. LTD.
Manika
Director

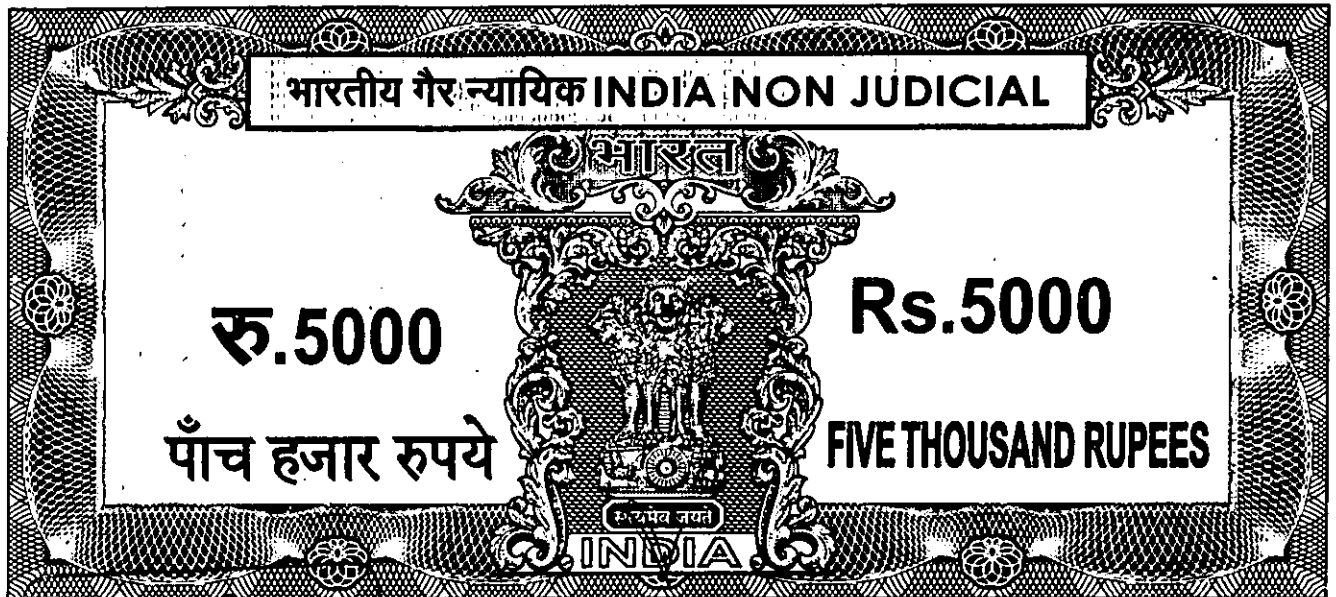
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निर्वात किया
उत्तरांचल UTTARANCHAL

X 9 APR 2007

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-14-

**FINGER PRINTS OF THE PARTIES IN
COMPLIANCE WITH SECTION 32-A OF THE
REGISTRATION ACT, 1908**

NAME AND ADDRESS OF SELLER -

**SHRI SANDIP JINDAL S/o Shri Krishan Chand Jindal
R/o 235 Indira Nagar Colony, Distt. Dehradun, Uttarakhand.
PRINTS OF THE LEFT HAND:-**

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



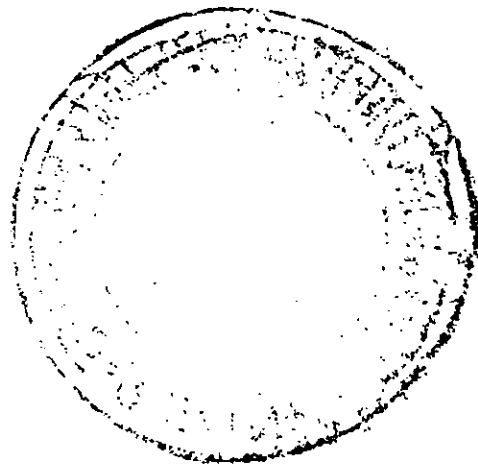
For MANIKA MOULDS PVT. LTD.
निर्वात किया
Director

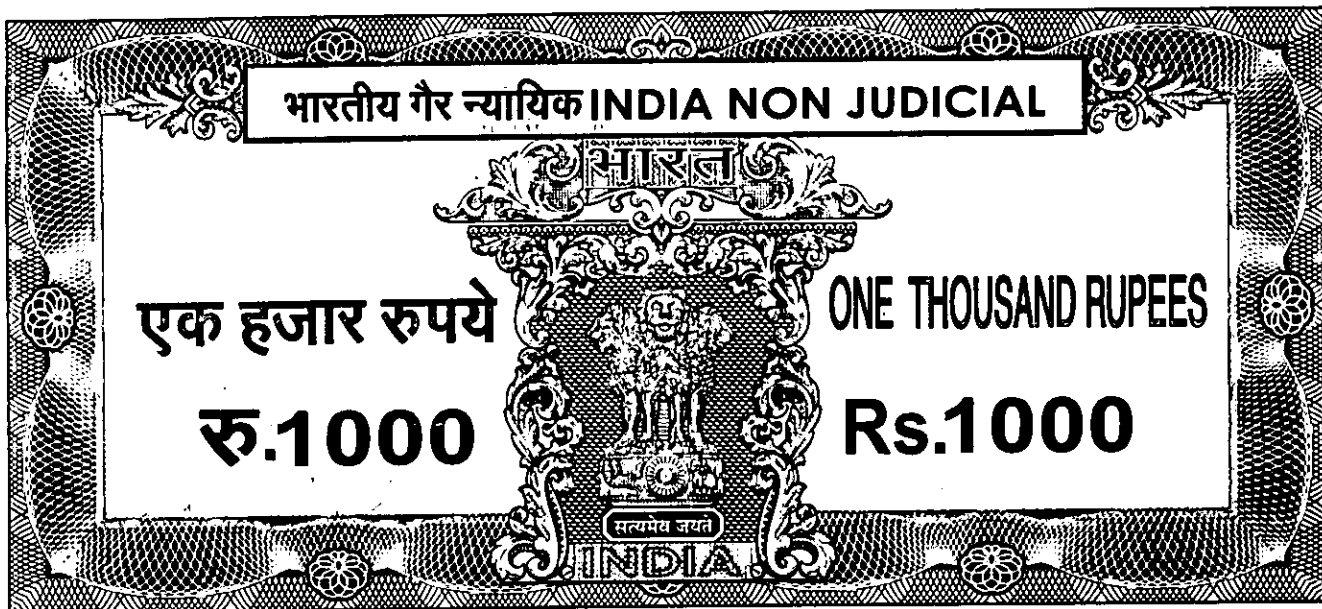
Sandip Jindal
SIGNATURE OF SELLER No. 1

Monika Maids Pvt Ltd

103
9/11/02

MARKO SHARMA
STAMP VENDOR
KAROL BAGH





उत्तरांचल **UTTARANCHAL**

289358

-15-

NAME AND ADDRESS OF SELLER -

**SHRI SANJEEV GUPTA S/o Shri S. K. Gupta R/o 23,
P. D. Tandon Marg, Dehradun.**

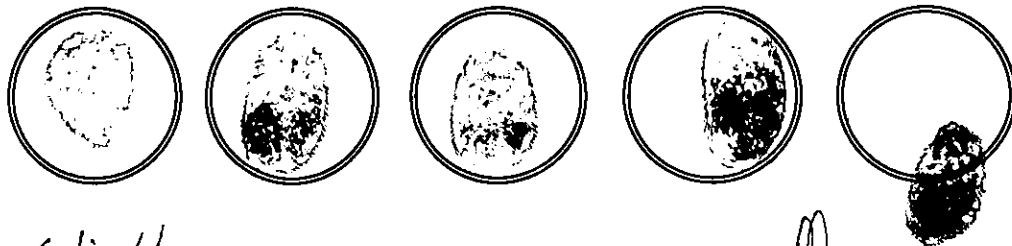
PRINTS OF THE LEFT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



SIGNATURE OF SELLER No. 2

For MANIKA MOULDS PVT. LTD.
Director

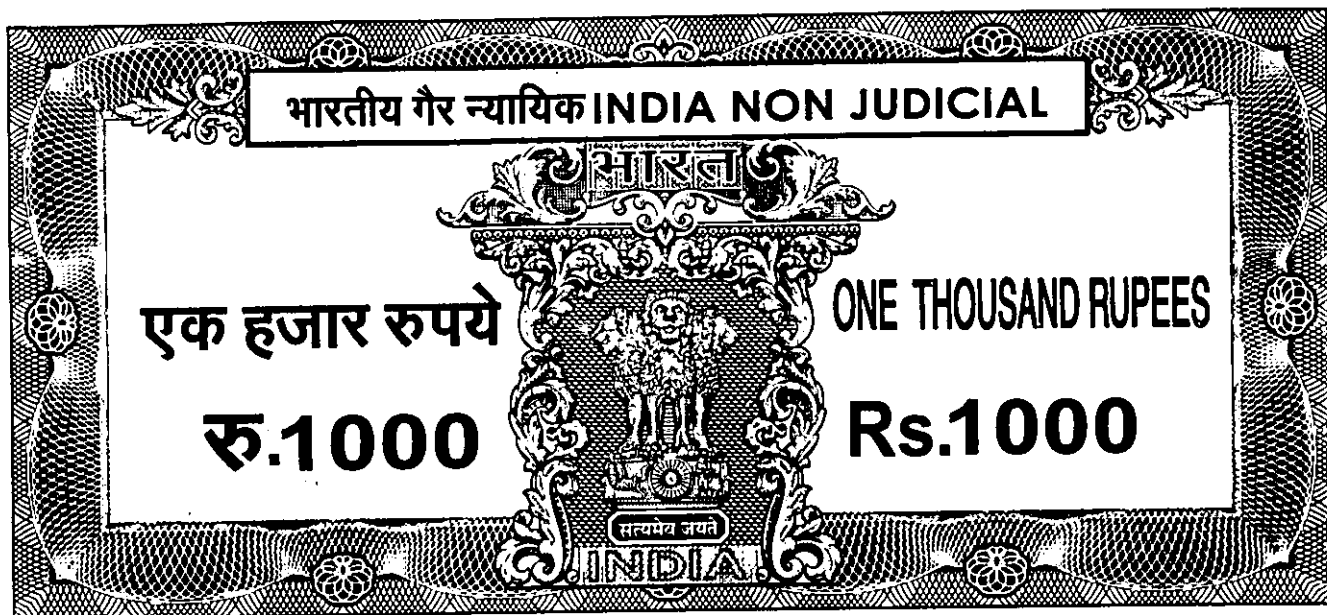
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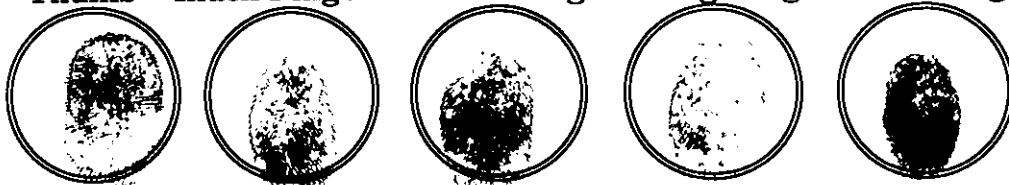
-16-

NAME AND ADDRESS OF PURCHASER:-

SHRI MIHIR KAPADIA S/o Shri Nikunj Kapadia, R/o 6/Acharya Industrial Estate, Tejpal Compound, BH. Lathia Rubber, Andheri - Kurla Road, Sakinaka, Mumbai - 400072, Maharastra.

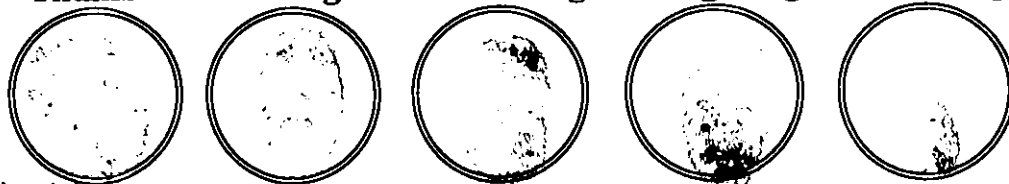
PRINTS OF THE LEFT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



SIGNATURE OF PURCHASER

For MANIKA MOULDS PVT. LTD.

WITNESSES:-

1-
Bal Swaroop Gupta

% Late Shri Prahlad Swaroop Gupta

Drafted & Photo attested by : **Dr. S.K. Goyal, Advocate,** Dehradun.

40-107 Moti Bazar
DEHRADUN.

Dr. S. K. Goyal

Advocate
B.A. LL.B. M.D.H.D.S.
S.D. Mohan (1981)

2-
Mihir Kapadia

Director

Prerit Singhal
Advocate

M.Sc., I.L.B.

No. 7/93/2003

104/2
7/5/02


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*AMOD SHARMA
STAMP VENDOR
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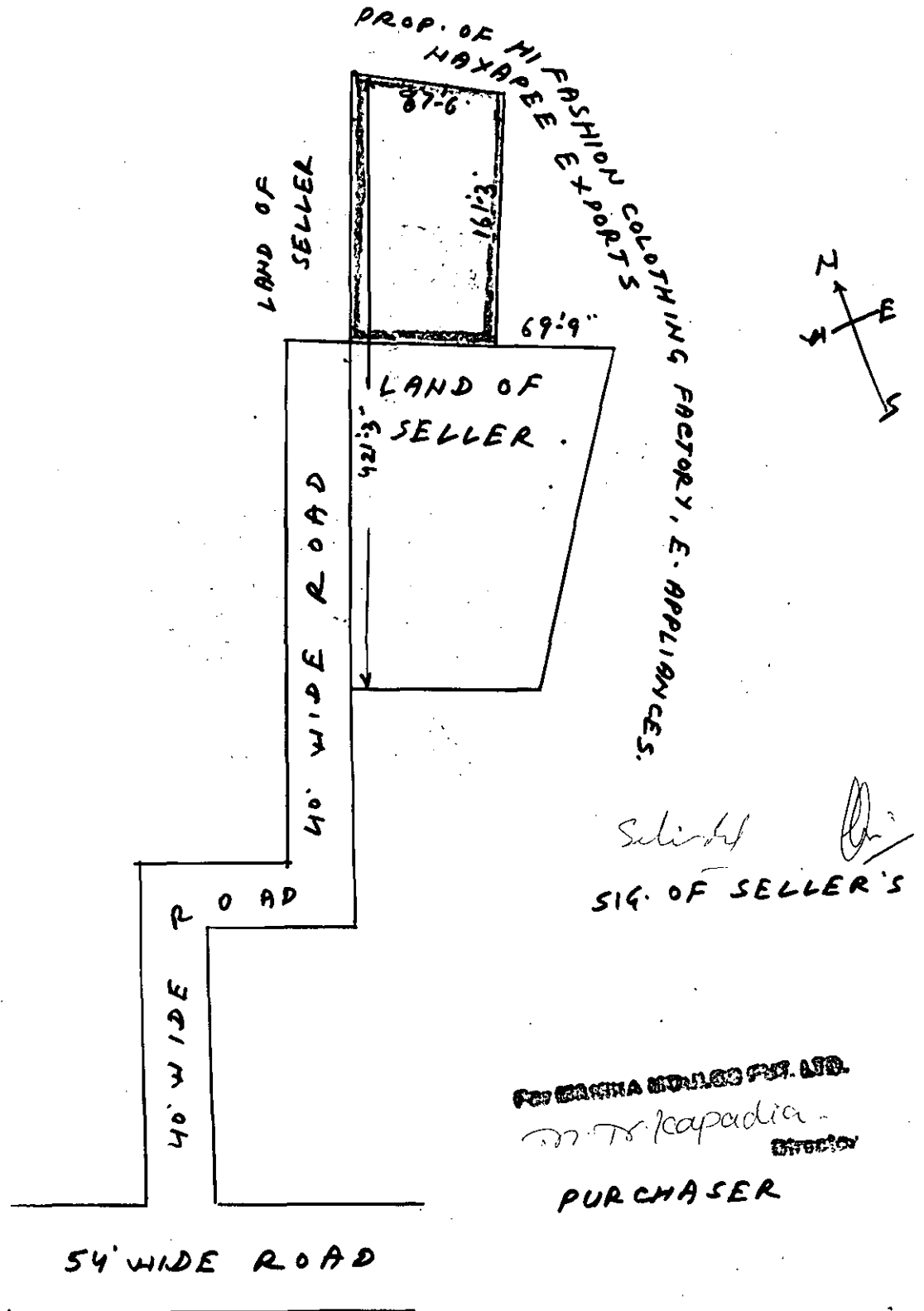
बहाल १ ६३३ ३५
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बै न ५३९६ १९५२००७
२२ र
Mishra

SITE PLAN OF LAND KM. NO: 300 AT MAUZA
CENTRAL HOPE TOWN PACHWA DOOH. D. DUM.
SOLD BY: 1- SH. SANDEEP JINDAL

2- SH. SANJEEV GUPTA.

SOLD TO: MANIKA MOULDS (P.) LTD. THROUGH DIR.
SH. MIHIR KAPADIA.

SOLD AREA SHOWN RED 
TOTAL AREA: 1377 SQ. MT.





पत्रा नं. १
द.डी. १००३
बं. ५३८६
वी. रजिस्ट्री

१९-५-२००७

Signature

उप निदेशक

विभागाध्यक्ष, दिल्ली