

Dr. S. R. Goyal
Advocate
B.A., LL.B., M.D.H.O.S.
U.P. - Dehradun (U.P.) Gold Medalist



Dr. S. R. Goyal
Advocate
B.A., LL.B., M.D.H.O.S.
U.P. - Dehradun (U.P.) Gold Medalist

SALE DEED



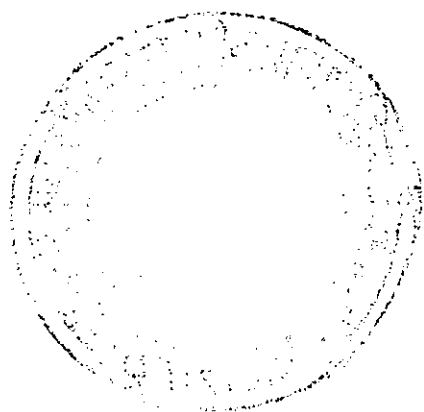
Dr. S. R. Goyal
Advocate
B.A., LL.B., M.D.H.O.S.
U.P. - Dehradun (U.P.) Gold Medalist

DETAILS FOR THE SUB-REGISTRAR OFFICE

1. **SALE CONSIDERATION:** Rs. 45,34,500/-
2. **VALUATION AS** Rs. 47,11,500/-
PER CIRCLE RATE:
3. **TOTAL STAMP DUTY** Rs. 4,71,200/-
PAID
4. **AREA:** Mauza - Central Hope
Town, Industrial Area,
Pargana Pachwa Doon,
District Dehradun.
5. **TOTAL AREA:** 0.3141 Hect. or 3141 sq.
mtrs.
6. **NAME & ADDRESS** (1) **SHRI SANDIP JINDAL**
OF THE SELLERS: 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
Sellers No. 1 Pan No. :
ABABJ 7692 N
Sellers No. 2 Pan No. :
AHKPG 5310 Q
7. **NAME & ADDRESS** **MANIKA MOULDS (P)**
OF THE PURCHASER: 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:** 28
9. **DRAFTED BY:** Dr. S.K. GOYAL, Advocate, Dehradun

For MANIKA MOULDS PVT. LTD.

Director





X 4 APR 2007
उत्तरांचल UTTARANCHAL
मुद्रांक नं. 1000
कोटा नं. 1000
लोक नं. 1000

031060

-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.

For MANIKA MOULDS PVT. LTD.

Sandip

[Signature]

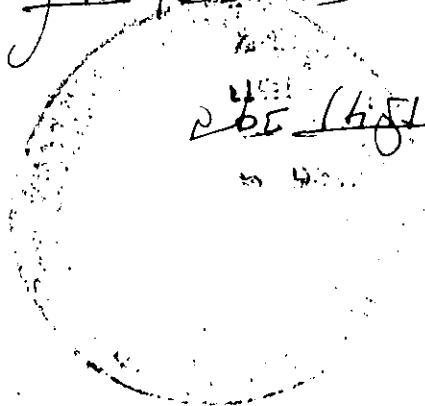
Mihir Kapadia

Director

/

2007 11/11 000
000000 12 12 2007 000000 000000 000000 000000
2007 11/11 000 000 000 000 000 000

2007 11/11 000



2007 11/11 000 000 000 000 000 000

000000 000000

000000

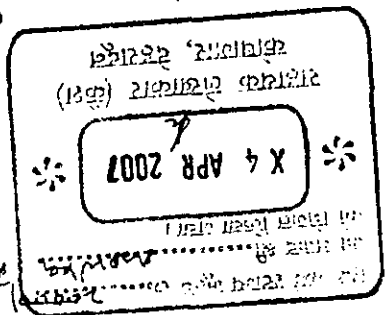
000000

000000

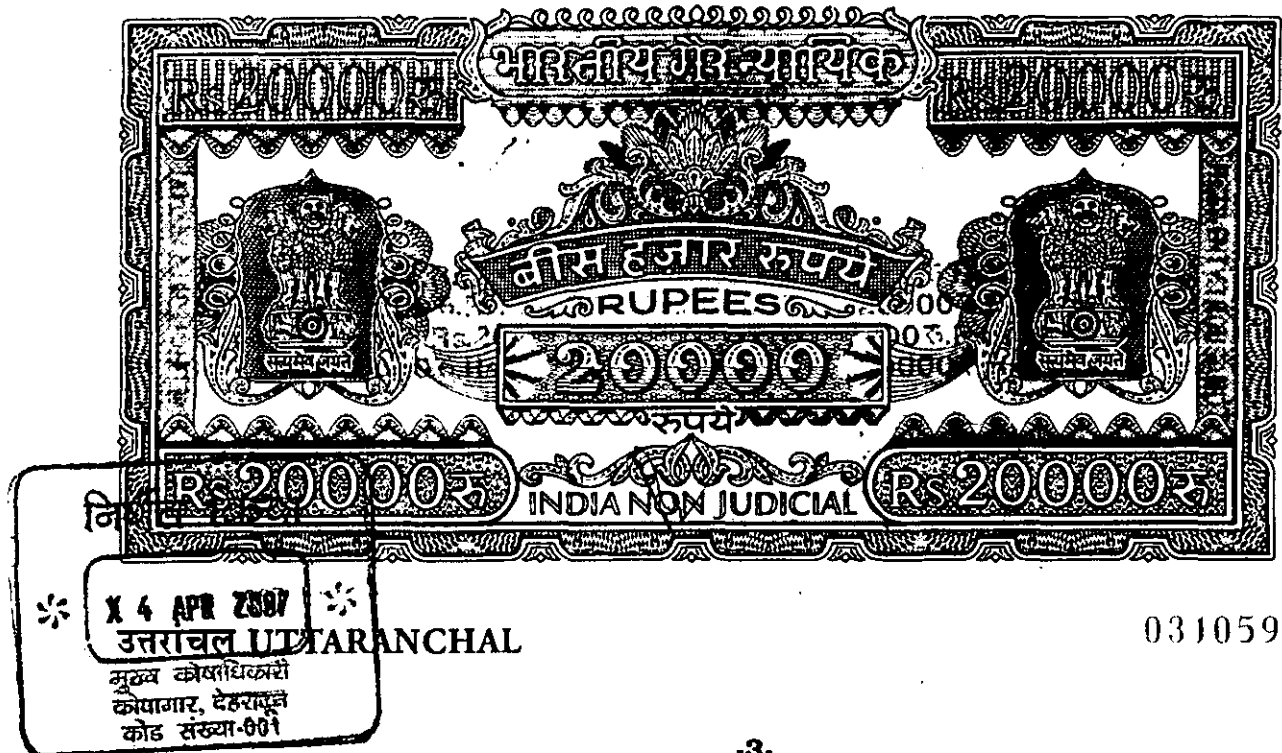
000000

000000 000000
000000 000000 000000 000000 000000 000000
000000 000000 000000 000000 000000 000000
000000 000000 000000 000000 000000 000000
000000 000000 000000 000000 000000 000000

000000 000000 000000 000000 000000 000000



000000 000000 000000 000000 000000 000000



-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.

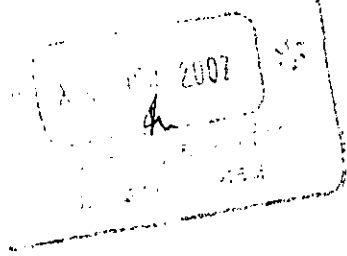
S. L. M.

[Signature]

For MANIKA MOULDS PVT. LTD.

M. S. Kapadia
Director

monika...nimals put 4th Q.



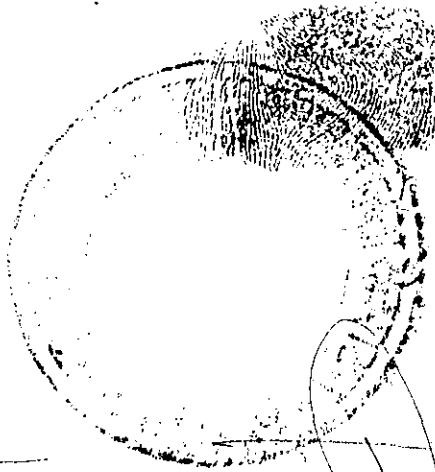
सहज
सं.
सि
वे

बाल स्वयं गुप्त
पुद्गल स्वयं गुप्त
102 मालिवागार इच्छ
पारि सिधल
रुद्र इच्छ

19/4/07

स.स. 11

11

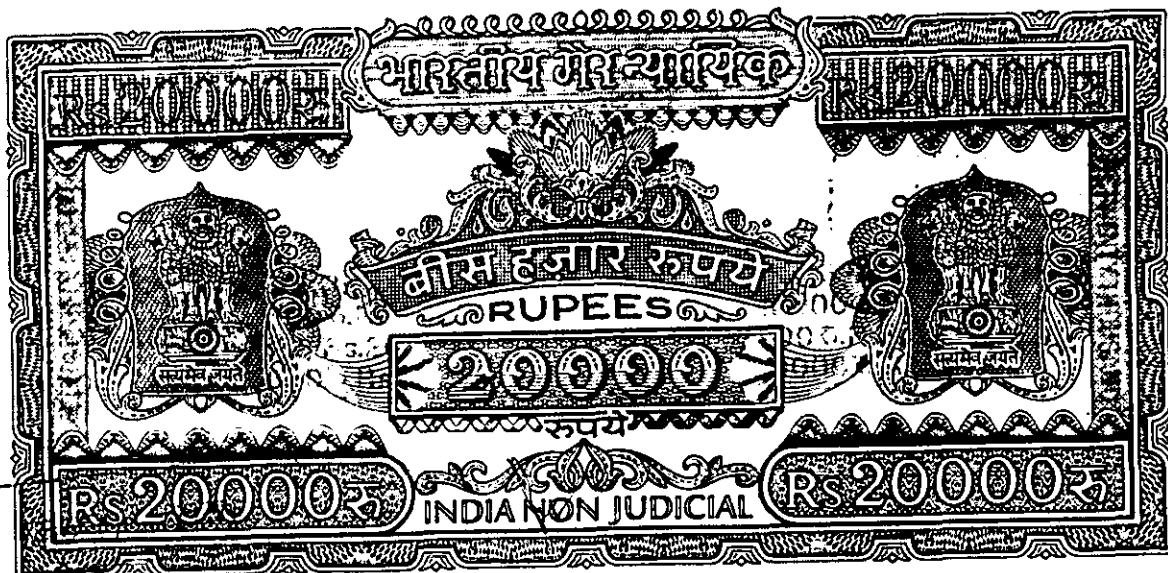


सिधल



Ado.

19/4/07



11.4 APR 2007
उत्तरांचल UTTARANCHAL
मुख्य न्यायाधीश
भारतीय न्यायिक
सिस्टम

031057

-4-

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.

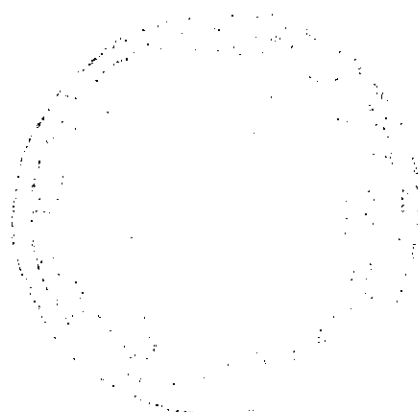
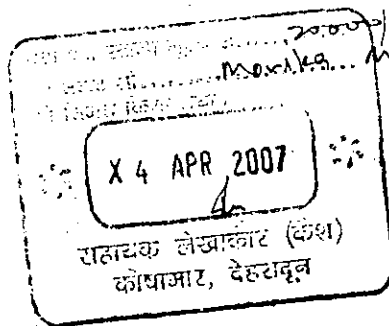
सिल

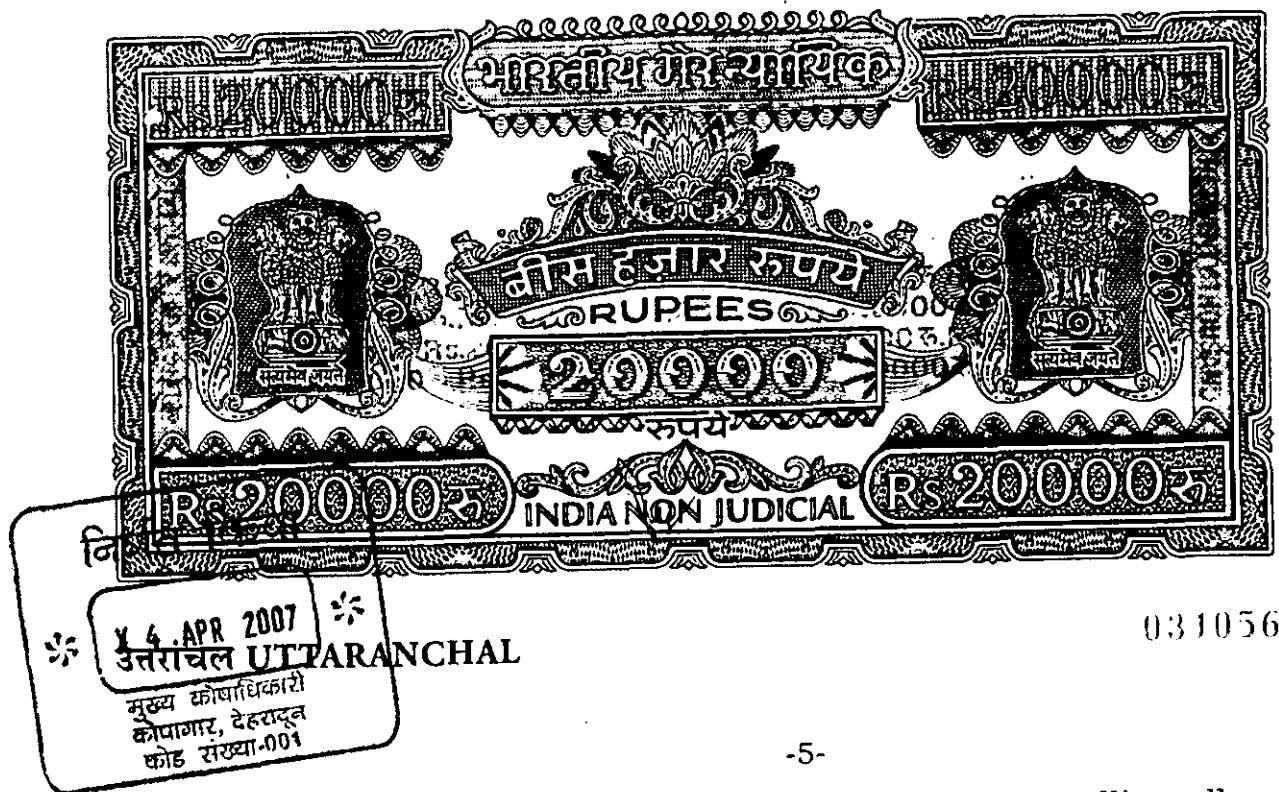
[Signature]

FOR MARIKA MOULDS PVT. LTD.

[Signature] Kapadia

Date: 11/4/2007





031056

-5-

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.

Sell:-41

[Signature]

For MANIKA MOULDS PVT. LTD.

[Signature]

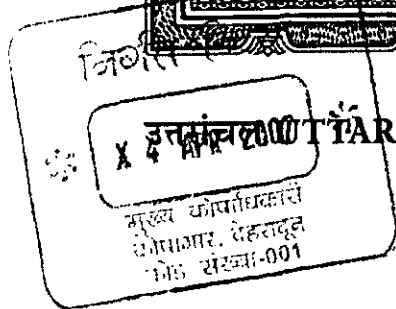
Director

20000/10000
monika ... mfulah Put the Q. in

h



031055



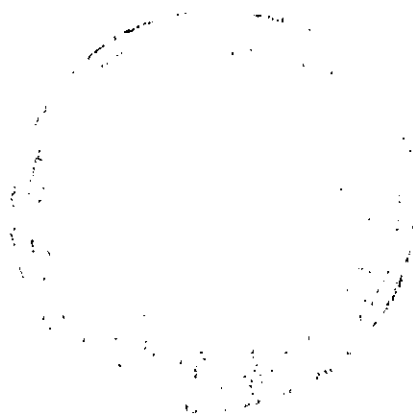
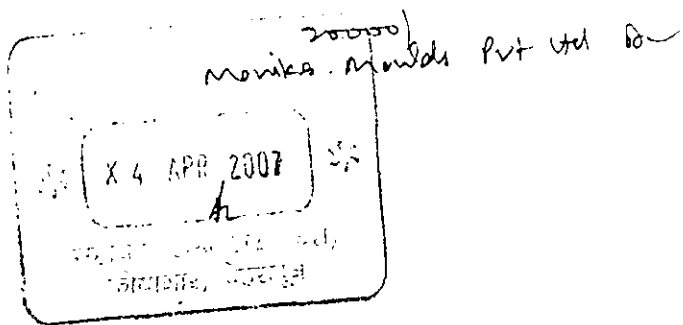
-6-

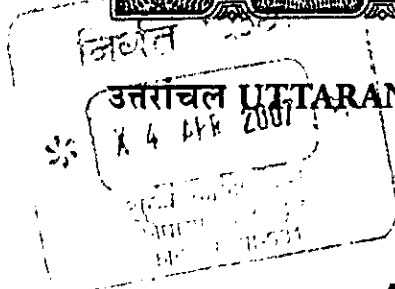
AND WHEREAS the Sellers want to sell their land described in schedule annexed to this deed to the Purchaser and the Purchaser want to purchase the said land.

Sellers

For MANIKA MOULDS PVT. LTD.

Dr. K. K. K. K.
Director





031054

-7-

AND WHEREAS the Sellers have agreed to sell their land detailed in schedule to this deed to the Purchaser for the consideration of Rs. 45,34,500/- (Rupees Forty Five Lacs Thirty Four Thousand Five Hundred Only) and the Purchaser has agreed to purchase the said Land from the Sellers for the same.

Sellor

[Signature]

For MANIKA MOULDS PVT. LTD.

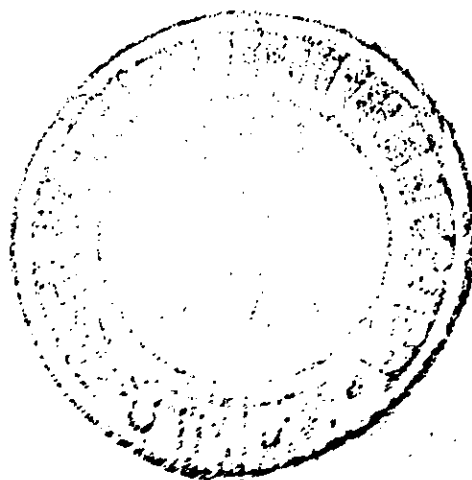
[Signature]

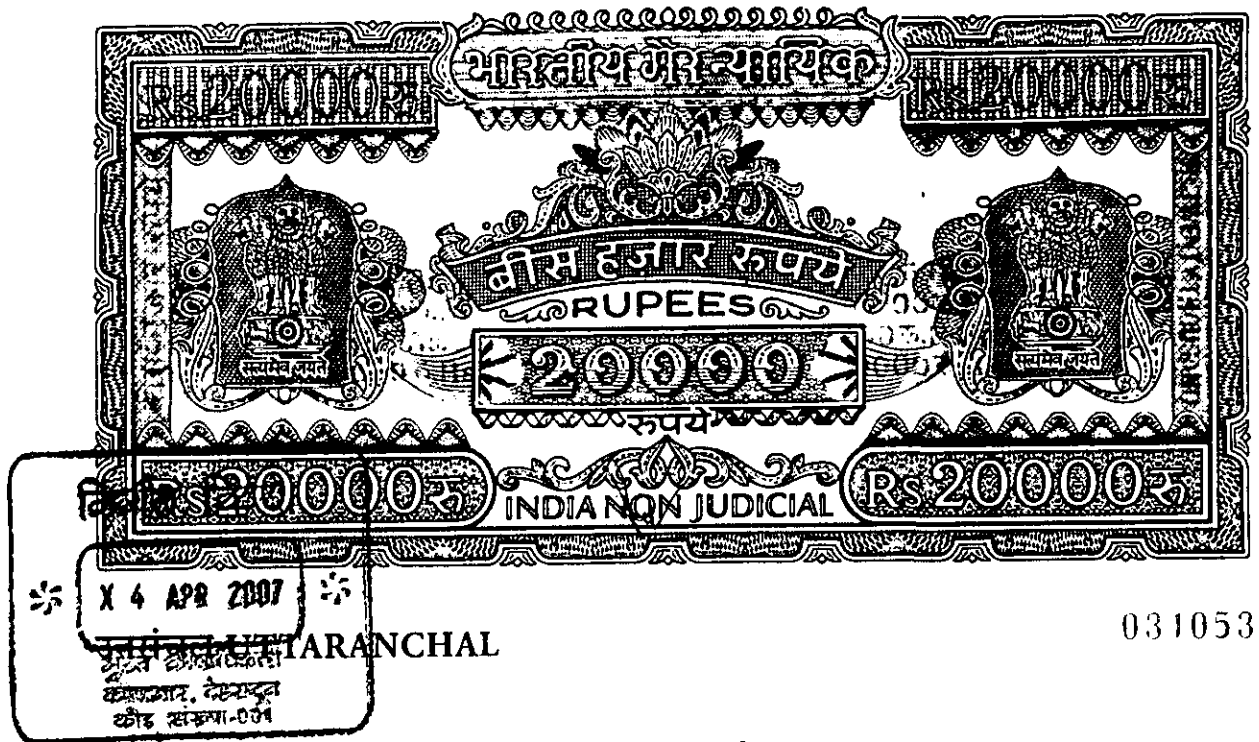
Director

पुनः वी. ए. ए. नं. २५७७७
पुनः वी. ए. ए. नं. २५७७७
पुनः वी. ए. ए. नं. २५७७७

* X 4 APR 2007 *

सहायक लेखाकार (कैश)
कोषागार, देहरादून





-8-

NOW THIS DEED WITNESSES AS UNDER: -

That in pursuance of the said agreement and for a consideration of a sum of Rs. 45,34,500/- (Rupees Forty Five Lacs Thirty Four Thousand Five Hundred Only) paid by the Purchaser to the Sellers in the following manner: -

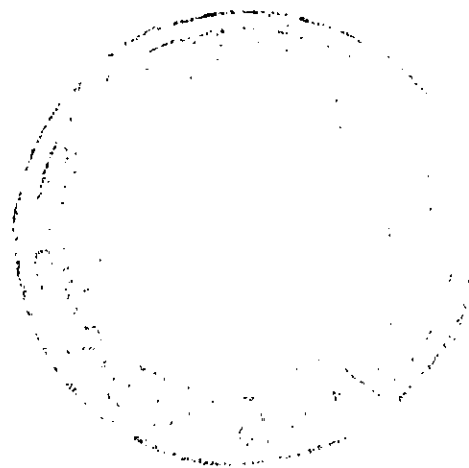
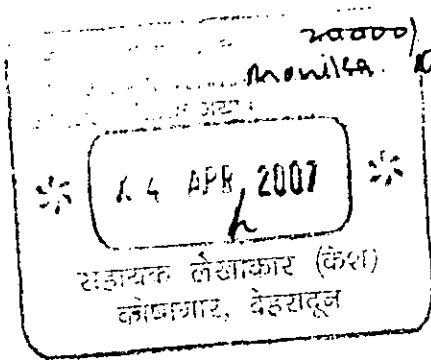
Schind

Di

For MANIKA MOULDS PVT. LTD.

Dr. Kapadia

Director





विग

३३

X उत्तरांचल UTTARANCHAL

मु. न. न्यायमार्गद्वारा
कानूनमार्ग, नै. न्यायद्वारा
नं. ००१, नं. ००१

031052

-9-

- (a) Rs. 20,00,000/- through Cheque No. 676054 dated 07-04-2007.
- (b) Rs. 20,00,000/- through Cheque No. 676056 dated 07-04-2007.
- (c) Rs. 5,34,500/- through Cheque No. 676058 dated 16-04-2007 all from Bank of Baroda, Santa Cruz-East, Mumbai.

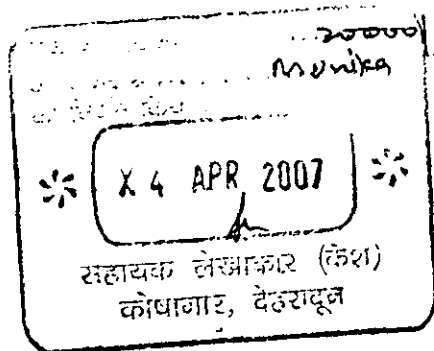
S. L. M.

[Signature]

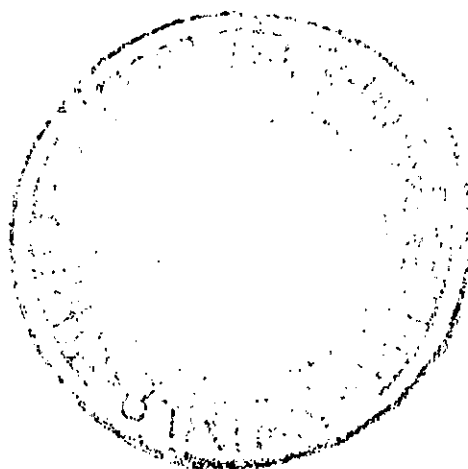
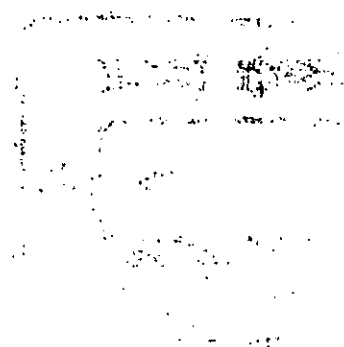
For MANIKA MOULDS PVT. LTD.

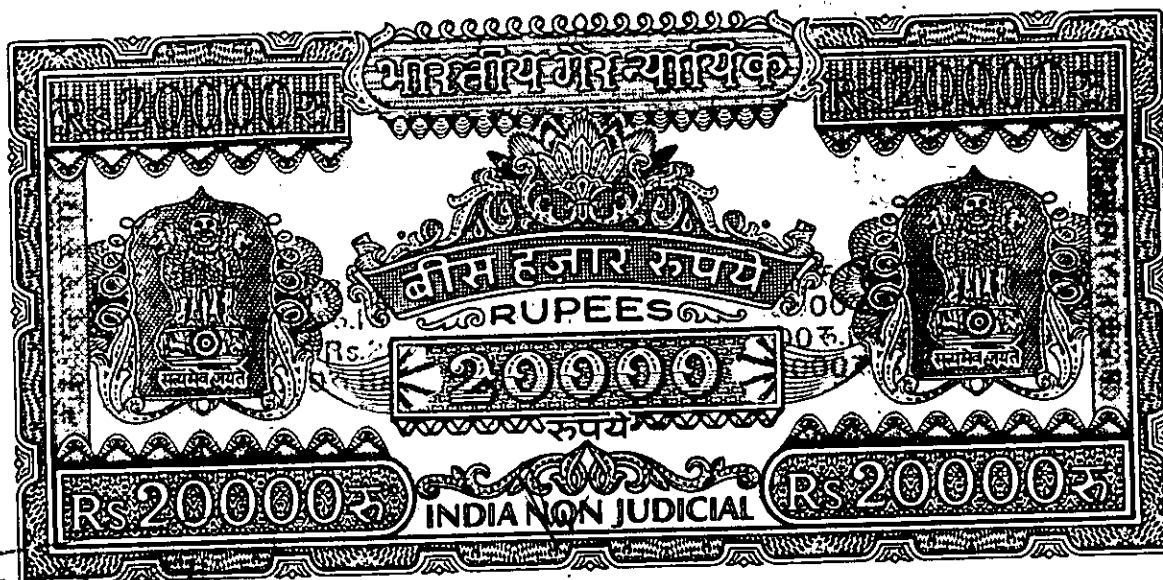
[Signature]

Director



monika Put Hld @





निगत क्रमांक
उत्तरांचल UTTARANCHAL
X 4 LIT 20/11/01
पत्रांक 100-001

031051

-10-

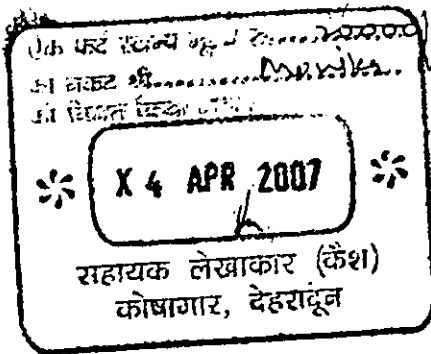
Thus the Sellers have received the total sale consideration. The receipt of which total sale consideration of Rs. 45,34,500/- (Rupees Forty Five Lacs Thirty Four Thousand Five Hundred Only) is hereby acknowledged by the Sellers.

S. L. D.

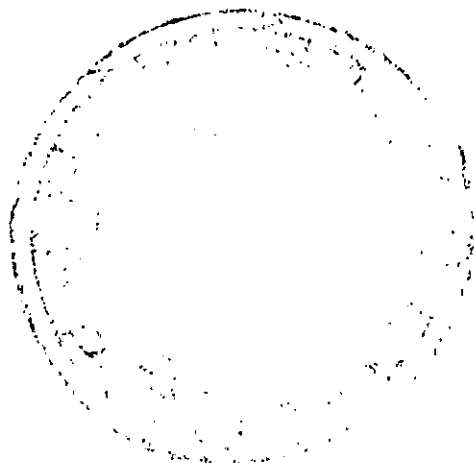
[Signature]

For MANIKA MOULDS PVT. LTD.

[Signature]
Director



monday Pvt Ltd D.V





✽

४ सितंबर २००७ TARAANCHAL

मुख्य कोलाधिकारी
कोषागार, देहरादून
कोड संख्या-००१

031050

-11-

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.

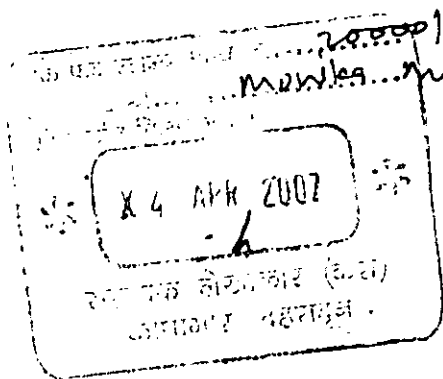
S. Singh

[Signature]

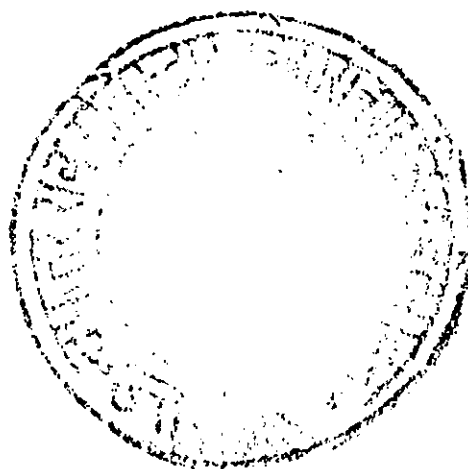
For MANIKA MOULDS PVT. LTD.

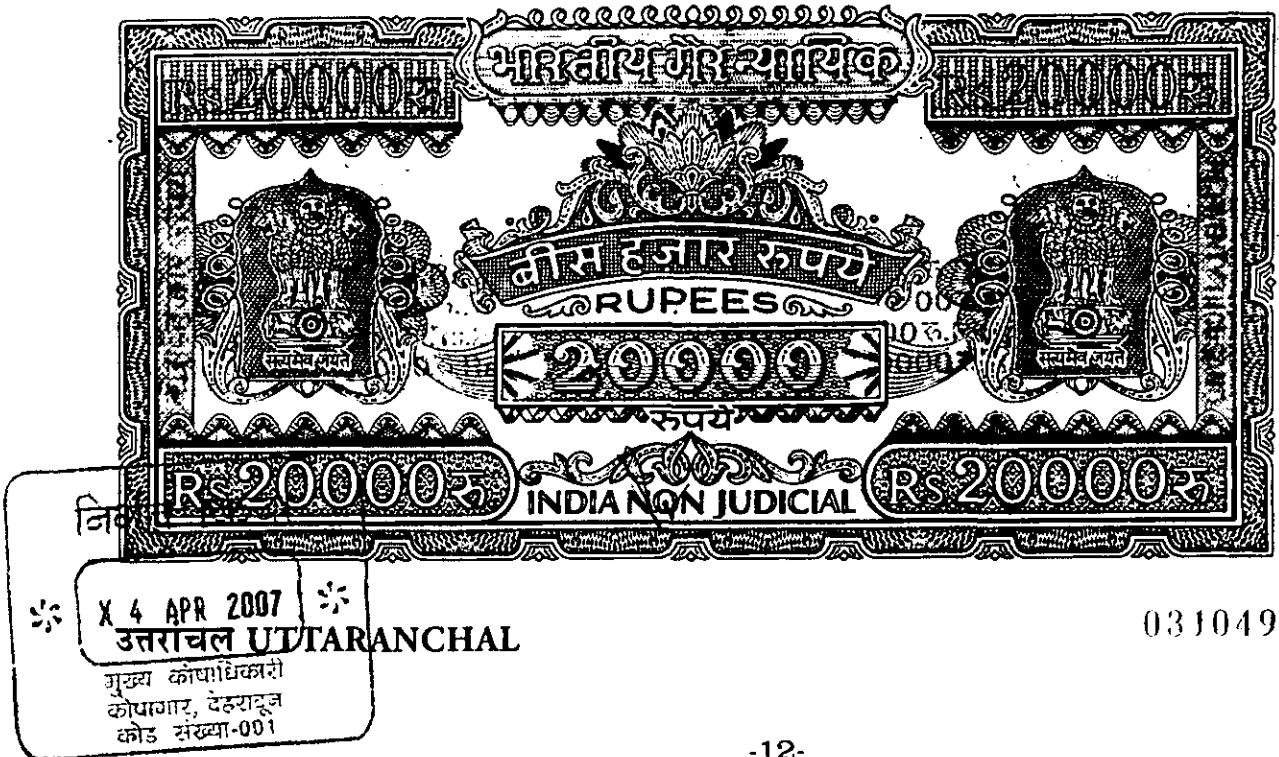
M. S. Kapadia

Director



20.0001 -
monies... would be put into @





-12-

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.

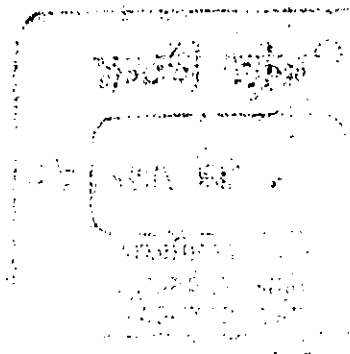
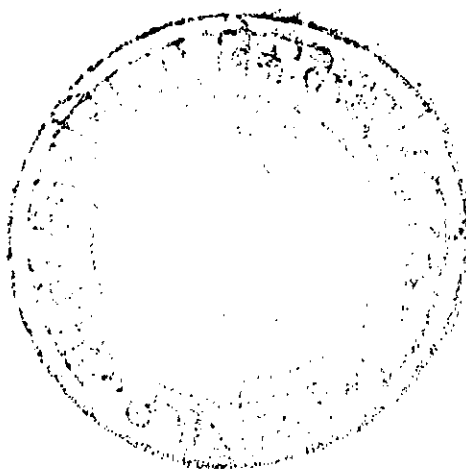
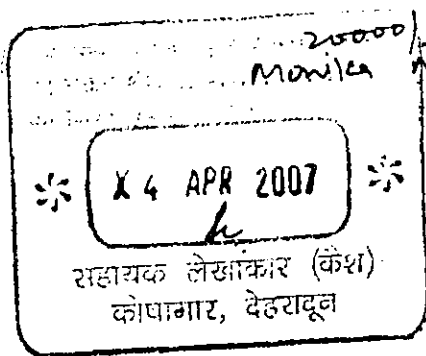
Selling

[Signature]

For MANIKA MOULDS PVT. LTD.

Manika Moulds Pvt. Ltd.

Director





*

X 4 APR 2007

उत्तरांचल UTTARANCHAL

मुख्य कार्याधिकारी
कोषागार, देहरादून
कोड संख्या-001

031065

-13-

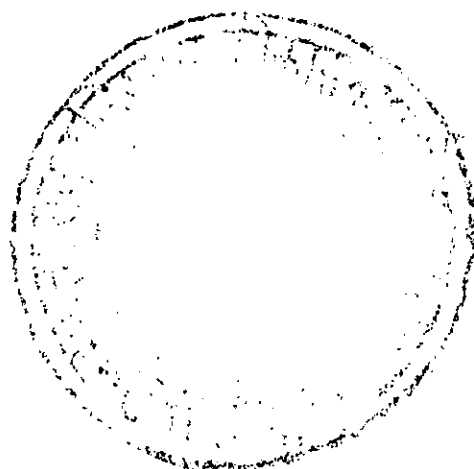
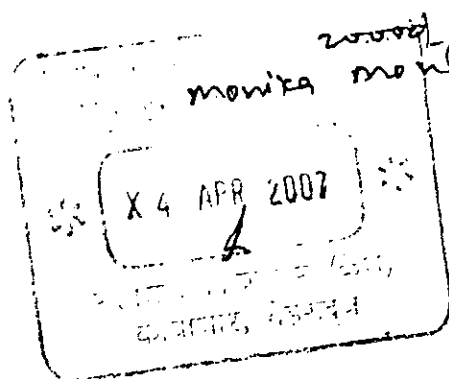
- 2- That the Sellers will at the cost of Purchaser execute and do every such assurance or things necessary for the further or more perfectly assuring the said land to the Purchaser, his heirs, or assigns as may be required.

S. K. Sharma

For MANIKA MOULDS PVT. LTD.

Manika Moulds Pvt. Ltd.

Director





उत्तरांचल UTTARANCHAL

031066

-14-

- 3- 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.

Selling

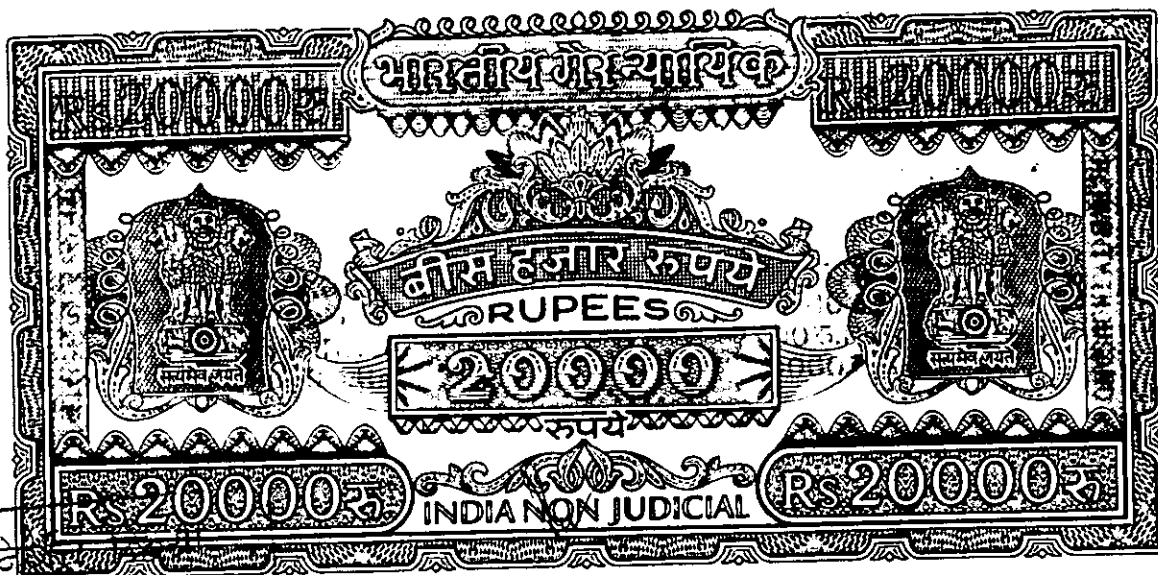
For MANIKA MOULDS PVT. LTD.

Manika Moulds Pvt. Ltd.
Director

lets put you @. ✓

X 4 APR, 2007





* उत्तरांचल 2007 UTTARANCHAL

सदस्य कार्यालय
मोहम्मद, उत्तरांचल
फोन नम्बर-001

031067

-15-

4- That the interest hereby transferred, subsists and the Sellers have power to sell the same.

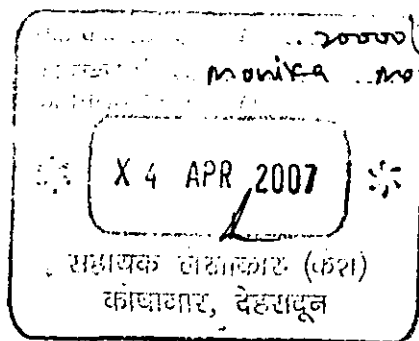
5- That the land hereby sold is free from all charges, claims, litigations, mortgages, court attachments, liens, encumbrances and all sorts of notices under any law whatsoever.

For MANIKA MOULDS PVT. LTD.

Selling

[Signature]

[Signature]
Director





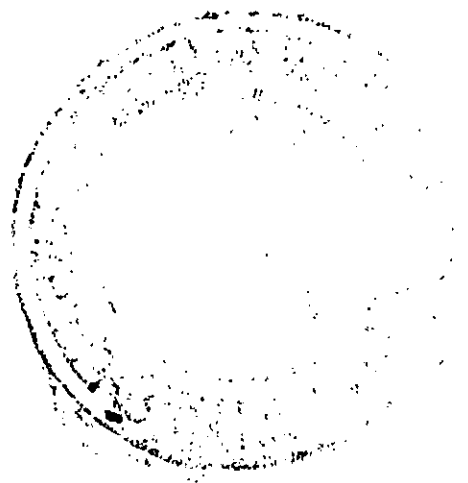
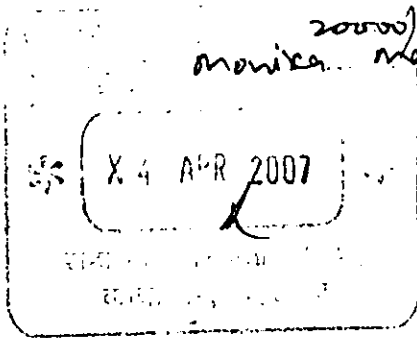
-16-

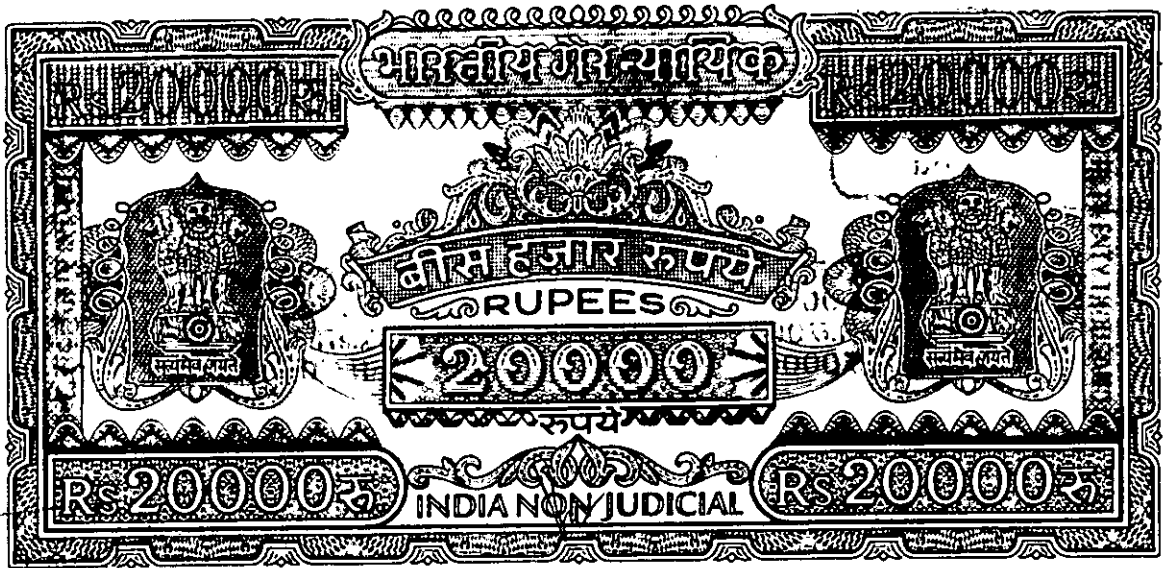
- 6- That all taxes and charges and demand levied on the land hereby sold till the date of sale shall be paid by the Sellers and all taxes and charges and demands accruing subsequent to the date of execution of Sale Deed will be paid by the Purchaser.

For MANIKA MOULDS PVT. LTD.

Director

20000
monica maldonado for 441 @ ✓





उत्तरांचल UTTARANCHAL

031069

-17-

- 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.

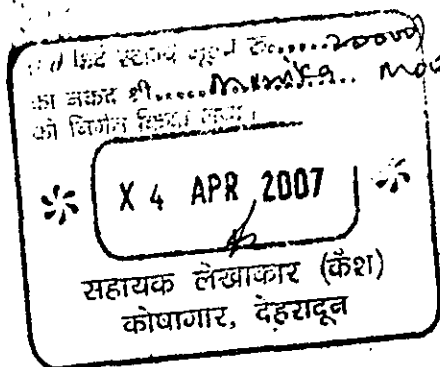
For MANIKA MOULDS PVT. LTD.

Sd/-

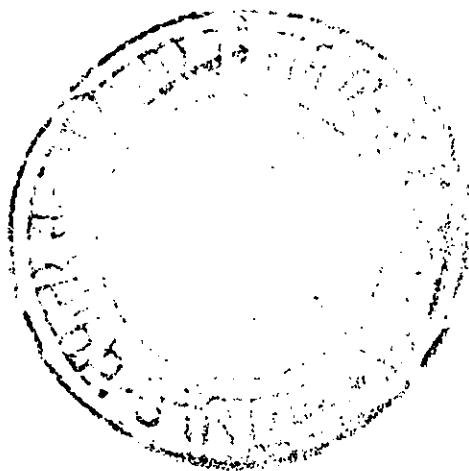
[Signature]

[Signature]

Director



मौल्य Pst 4th Q ✓





*

4 APR 2007

उत्तरांचल UTTARANCHAL

मुख्य कार्यालय
पुणे, महाराष्ट्र
कोड 411 001

031070

-18-

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.

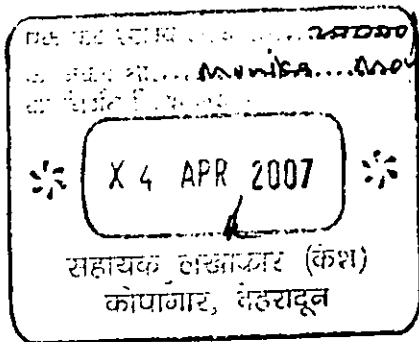
5/11/07

[Signature]

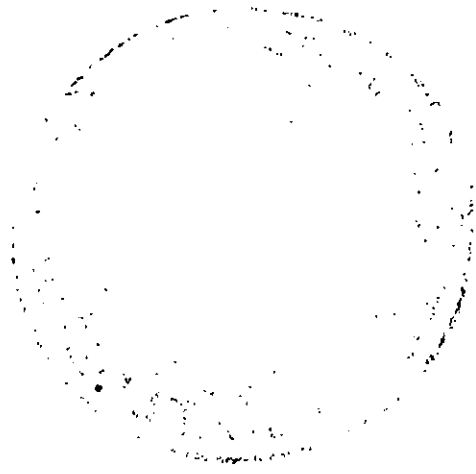
For MANIKA MOULDS PVT. LTD.

[Signature] Kapadia.

Director



for val 2





निग

X उत्तरांचल

मुख्य कार्यालय
जिला कार्यालय, देहरादून
कोड संख्या-001

031071

-19-

- 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.

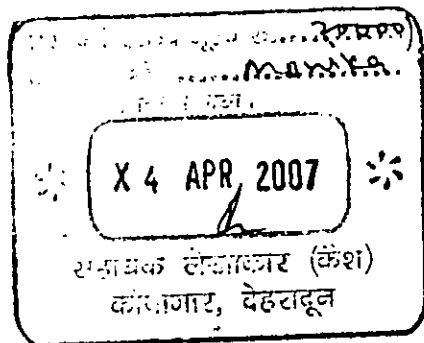
Sulind

[Signature]

For MANIKA MOULDS PVT. LTD.

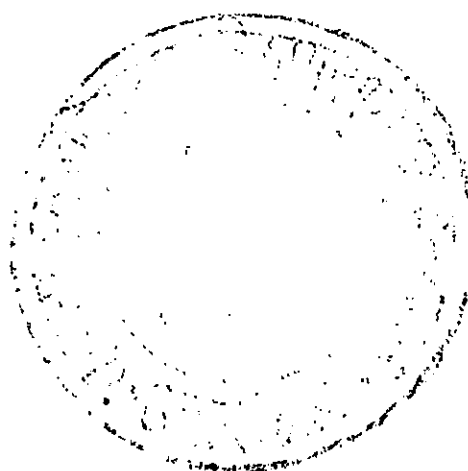
[Signature]

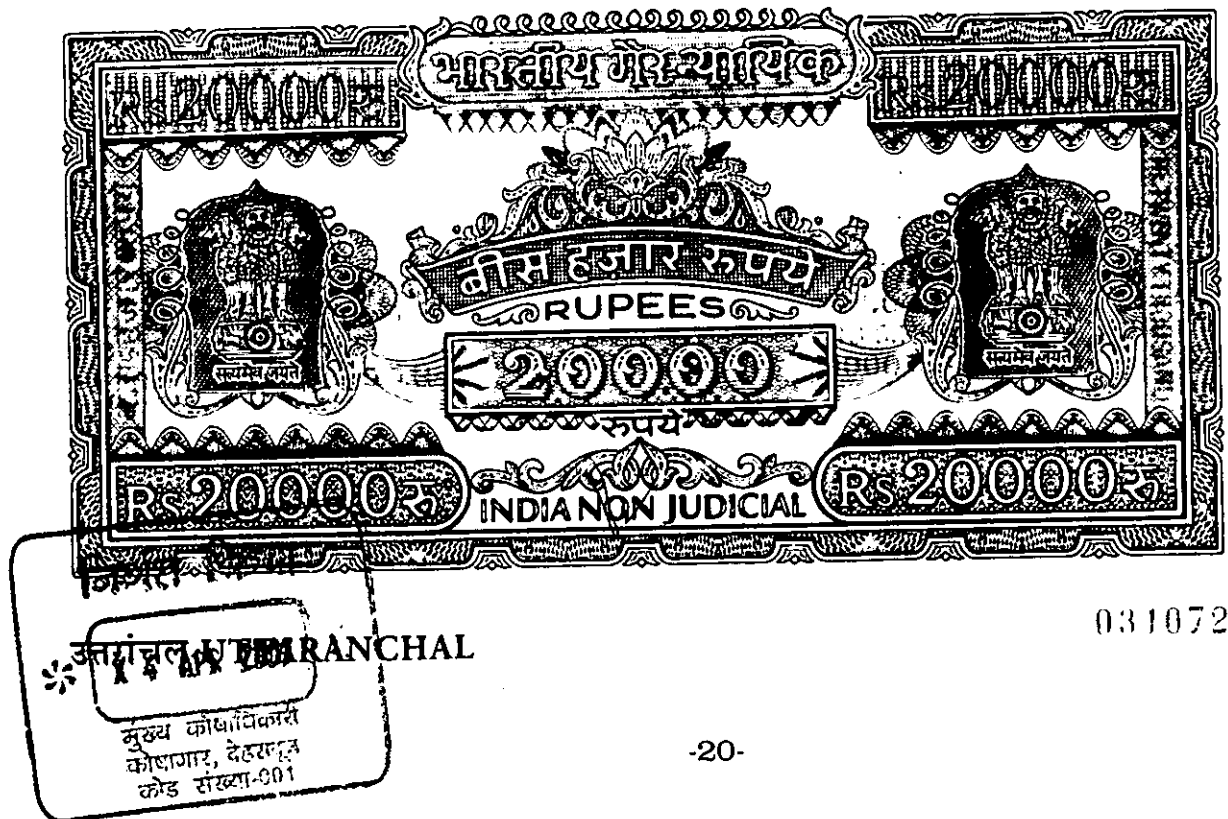
Director



रमनाथक लेखागार (कैश)
कलकत्ता, देहरादून

Woulds Pvt Wd Q. ✓





-20-

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.

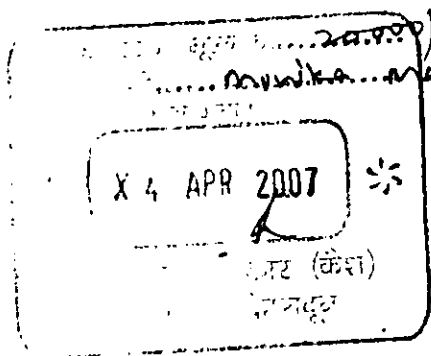
Selind

Di:

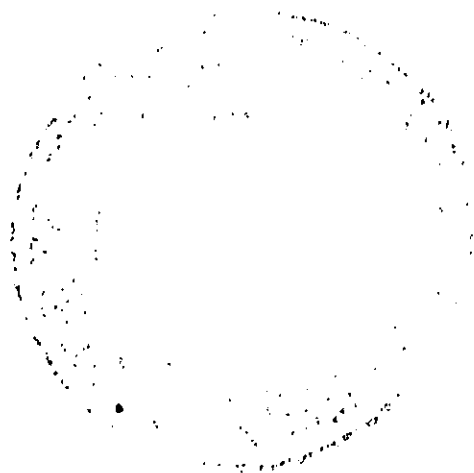
For MANIKA MOULDS PVT. LTD.

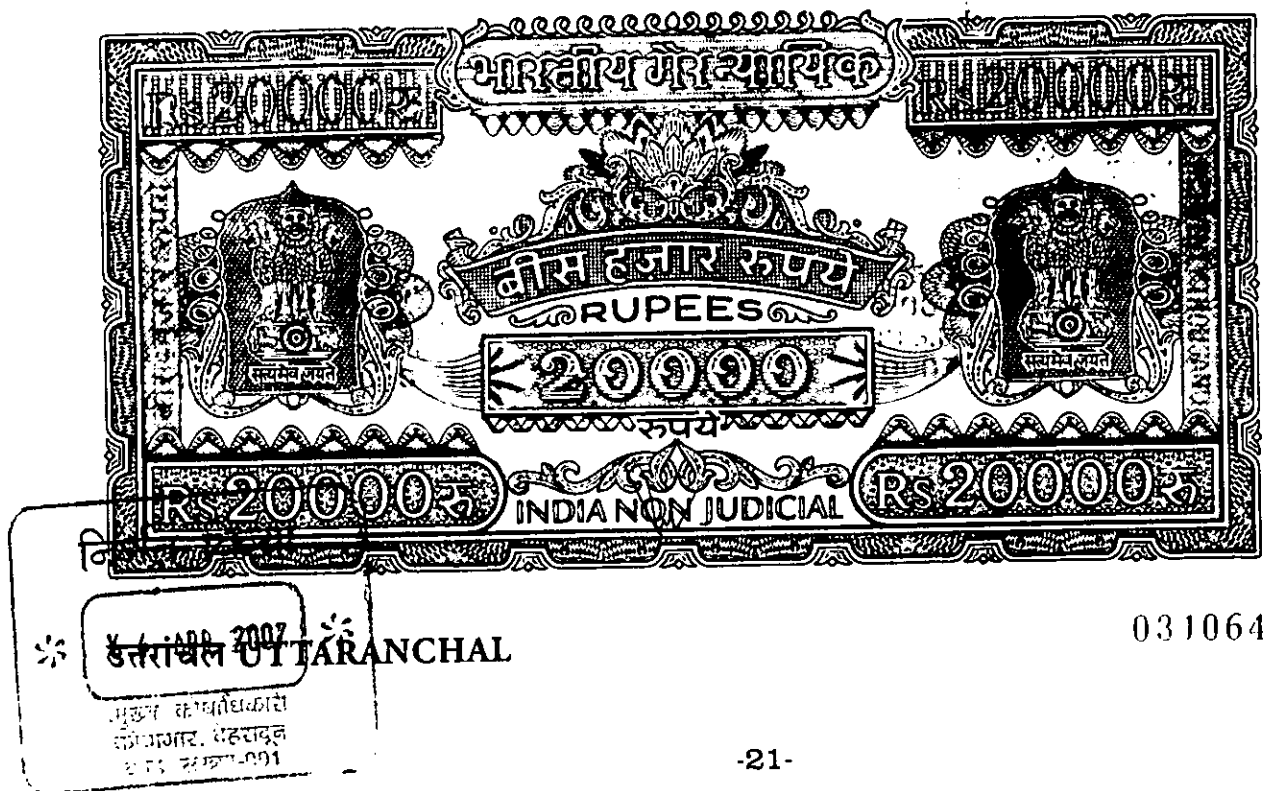
मणि-मोल्ड्स प्रा. लि.

Director



1st unit 0-





-21-

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.

c- 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.

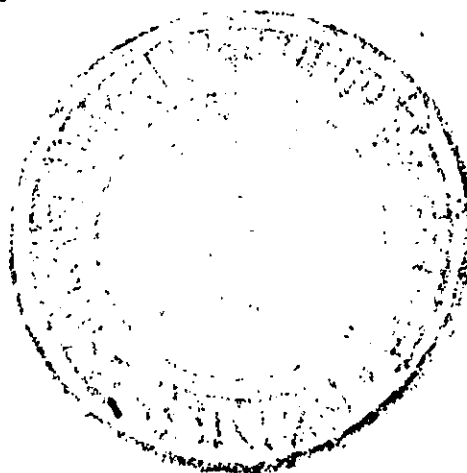
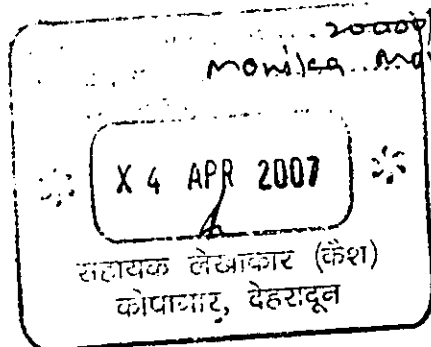
Sd/-

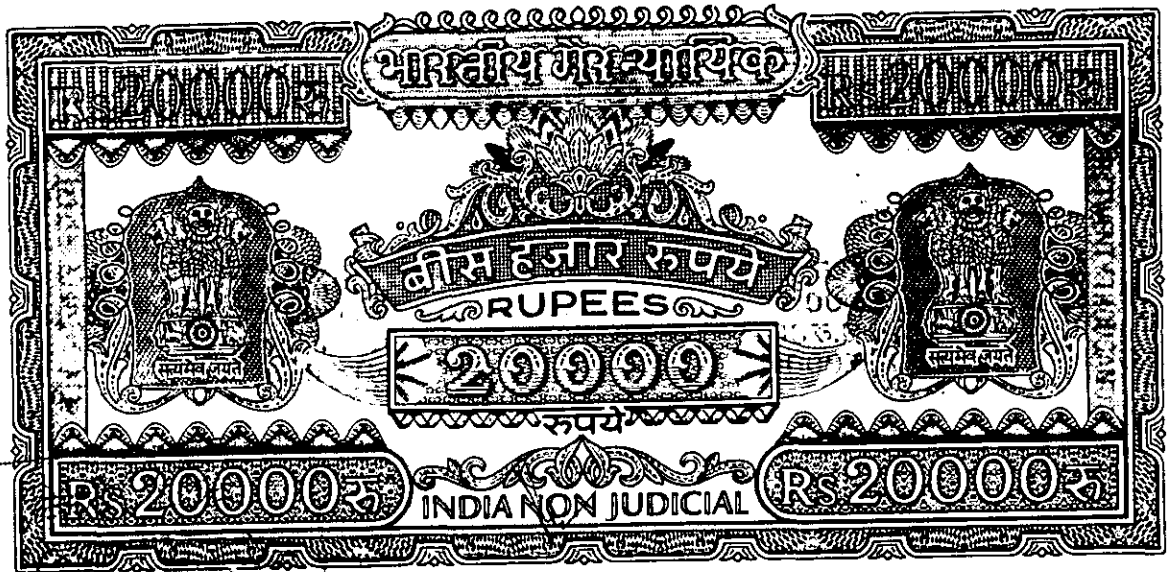
[Signature]

For MANIKA MOULDS PVT. LTD.

[Signature]

Director





X 4 CPH 200

उत्तसंचल UTARANCHAL

031063

-22-

- 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.

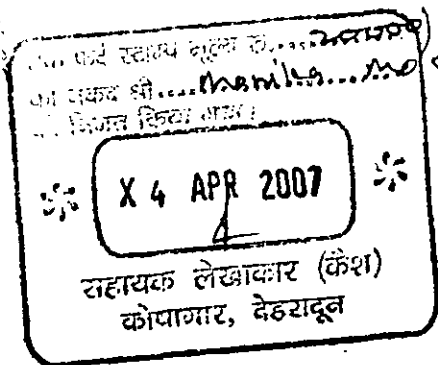
Sulim

[Signature]

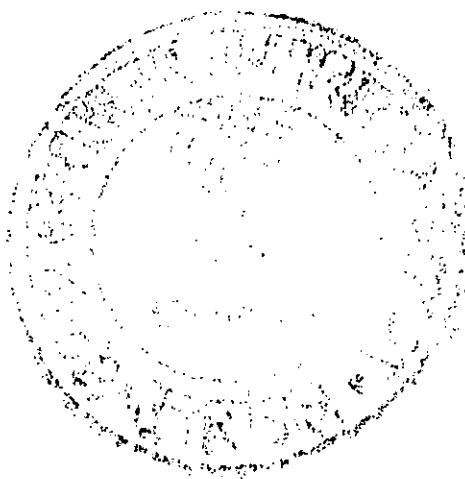
For MANIKA MOULDS PVT. LTD.

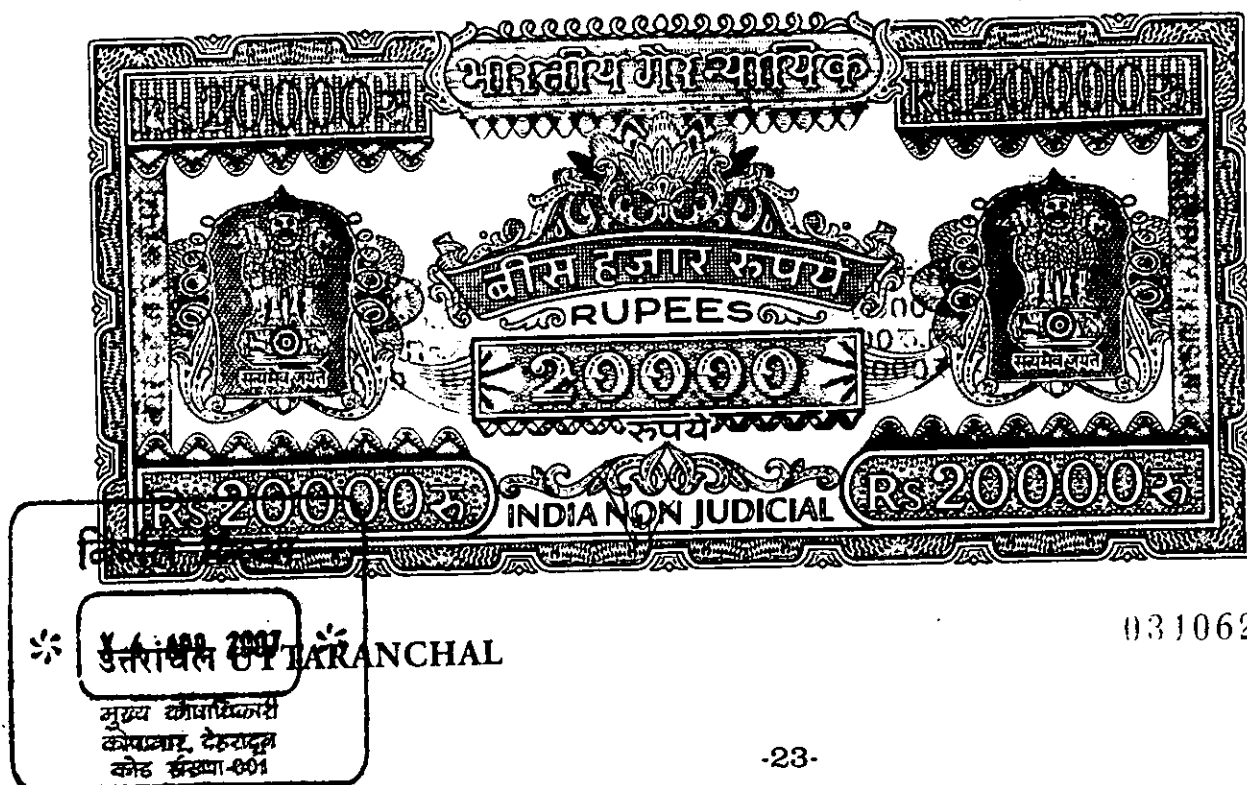
[Signature]

Director



अर्द्ध पर 44 D.M





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 $3141 \times 1500 = 47,11,500/-$ on which the stamp duty is being paid @ 10% i.e. Rs. 4,71,200/-

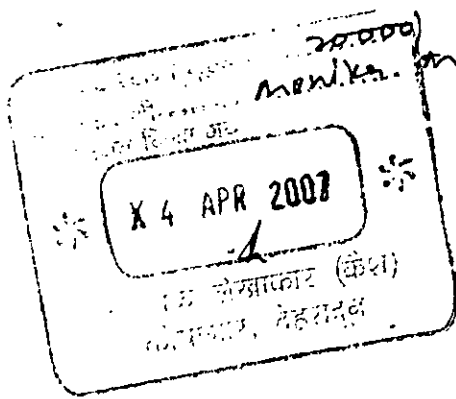
Selina

[Signature]

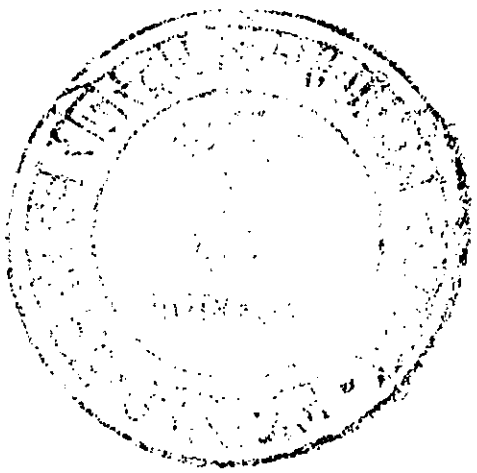
For MANIKA MOULDS PVT. LTD.

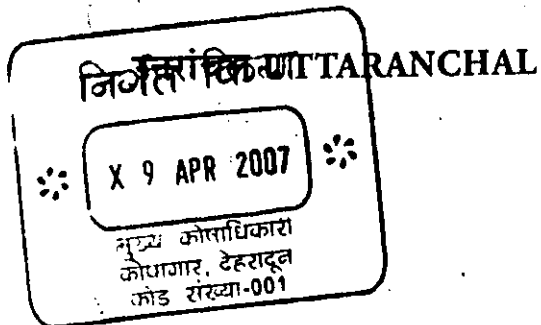
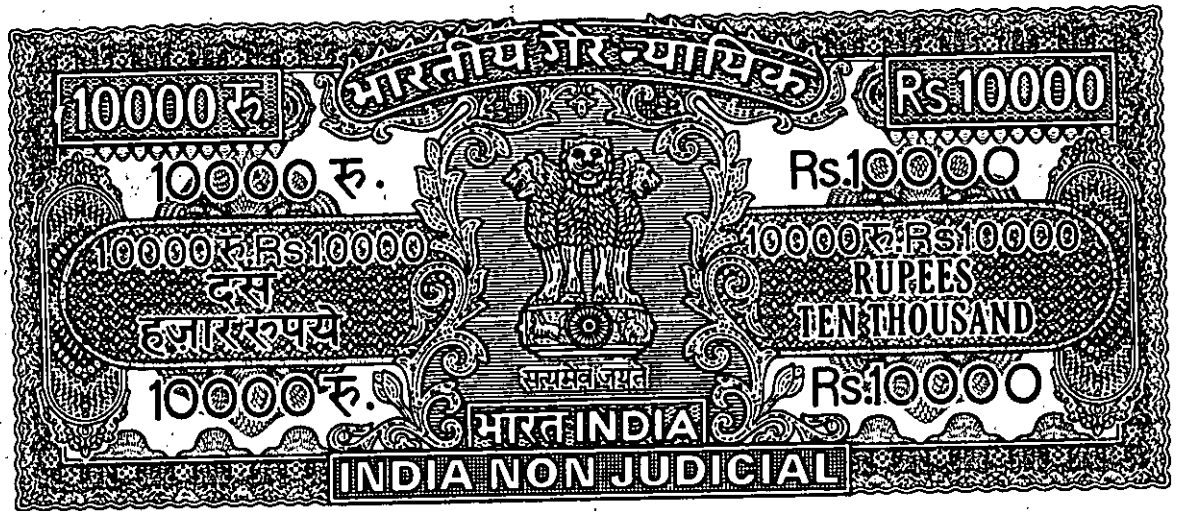
[Signature]

Director



monika would not be





537394

-24-

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.

Selinder

[Signature]

For MANIKA MOULDS PVT. LTD.

m. k. Kapadia

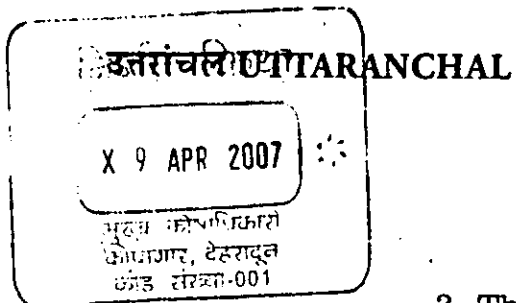
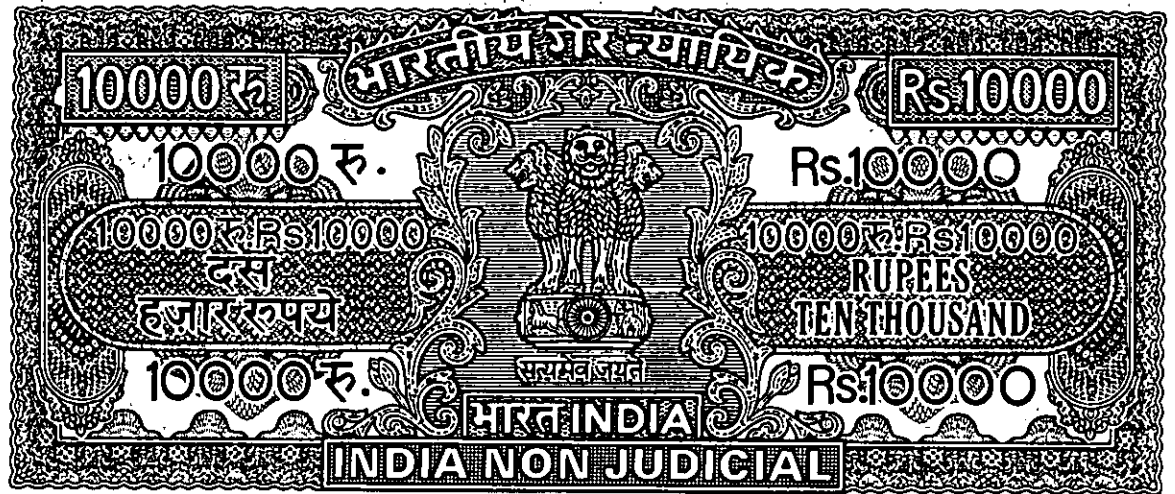
Director

Mowika mailots 80t 244 222 V 2

331
3/4/02

पुनः प्रवेश
पुनः प्रवेश
पुनः प्रवेश





537396

-25-

3. That there is no registered agreement in between the parties.
4. That there is neither any tree/orchard nor any construction in the land hereby being sold.

सहित

[Signature]

For MANIKA MOULDS PVT. LTD.

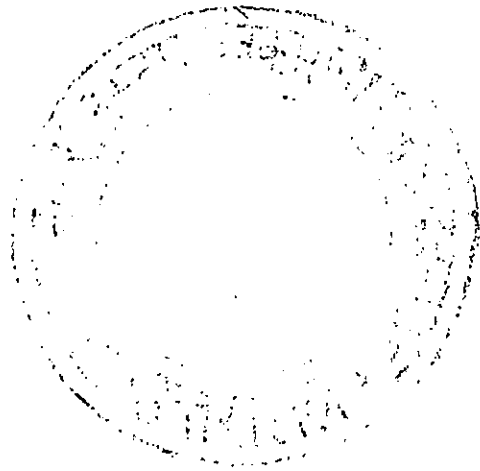
[Signature]

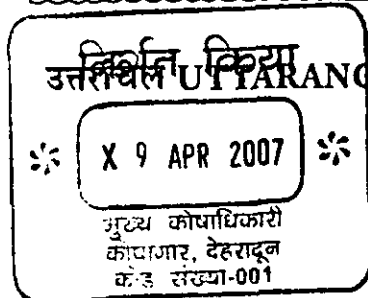
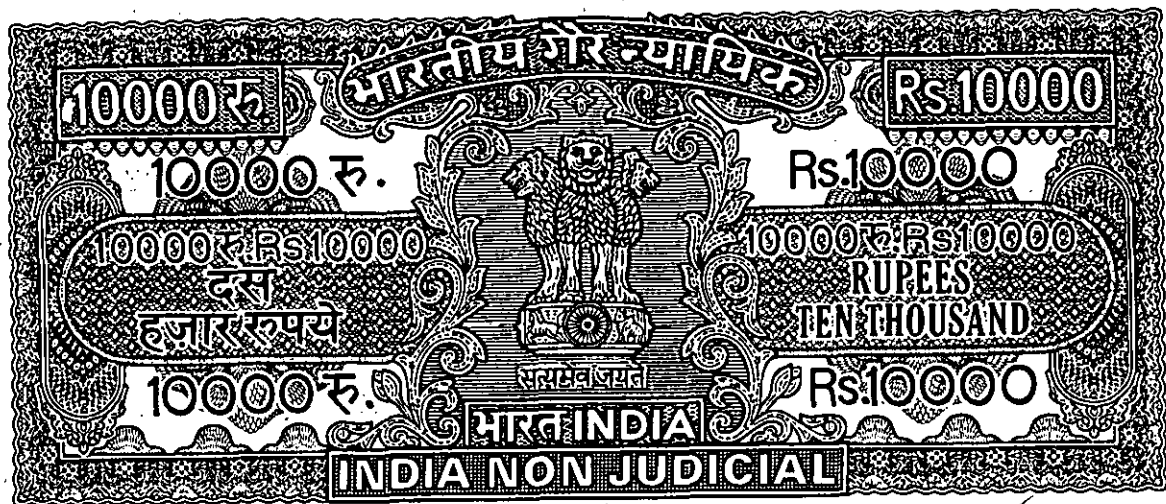
Director

Manika madats let hta 11 (Q)

252 10002
914102

Amirul Huda
Amirul Huda
Amirul Huda





537064

-26-

SCHEDULE OF THE LAND

All that Open piece of Bhumidhari land bearing Khasra No 301 having area 0.1377 hect, Khasra No. 302 having area 0.1053 hect. and Khasra No. 303 area 0.0711 hect. i.e. total area 0.3141 hect or 3141 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.

[Signature]

[Signature]

For MANIKA MOULDS PVT. LTD.

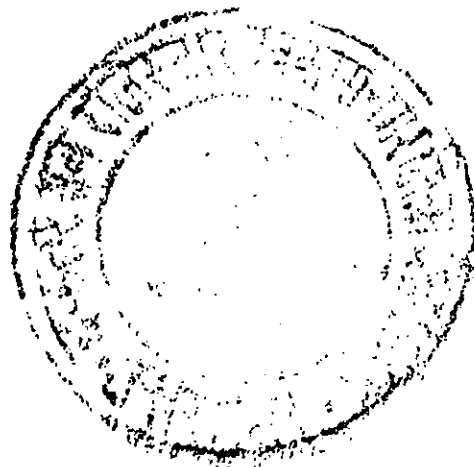
[Signature] Kapachia

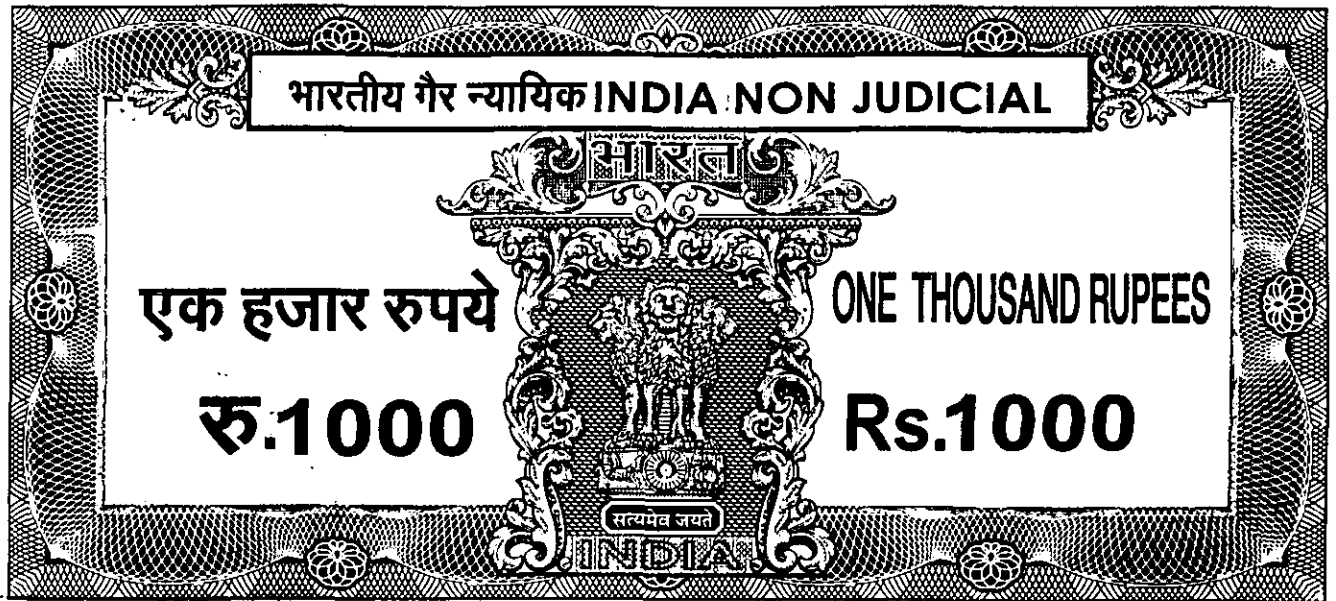
Director

Monika Models Put H-1111

182
9/14/02 100002

10/1/02





उत्तरांचल DEHRADUN CHAL

289360

A D APR 2007

-27-

संलग्न कोषाधिकारी (किरा)
देहरादून, देहरादून

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

NAME AND ADDRESS OF SELLER -

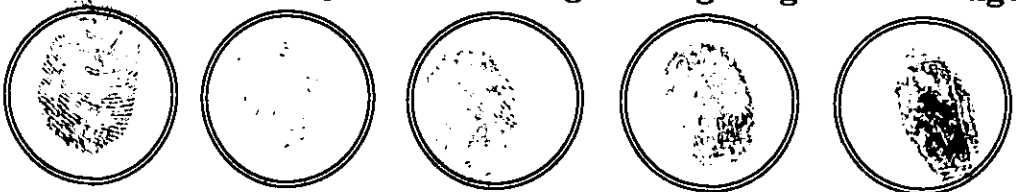
**SHRI SANDIP JINDAL S/o Shri Krishan Chand Jindal
R/o 235 Indira Nagar Colony, Distt. Dehradun, Uttarakhand.
PRINTS OF THE LEFT HAND:-**

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



SHRI SANDIP JINDAL LTD.
Dehradun
Director

Sandip Jindal
SIGNATURE OF SELLER No. 1

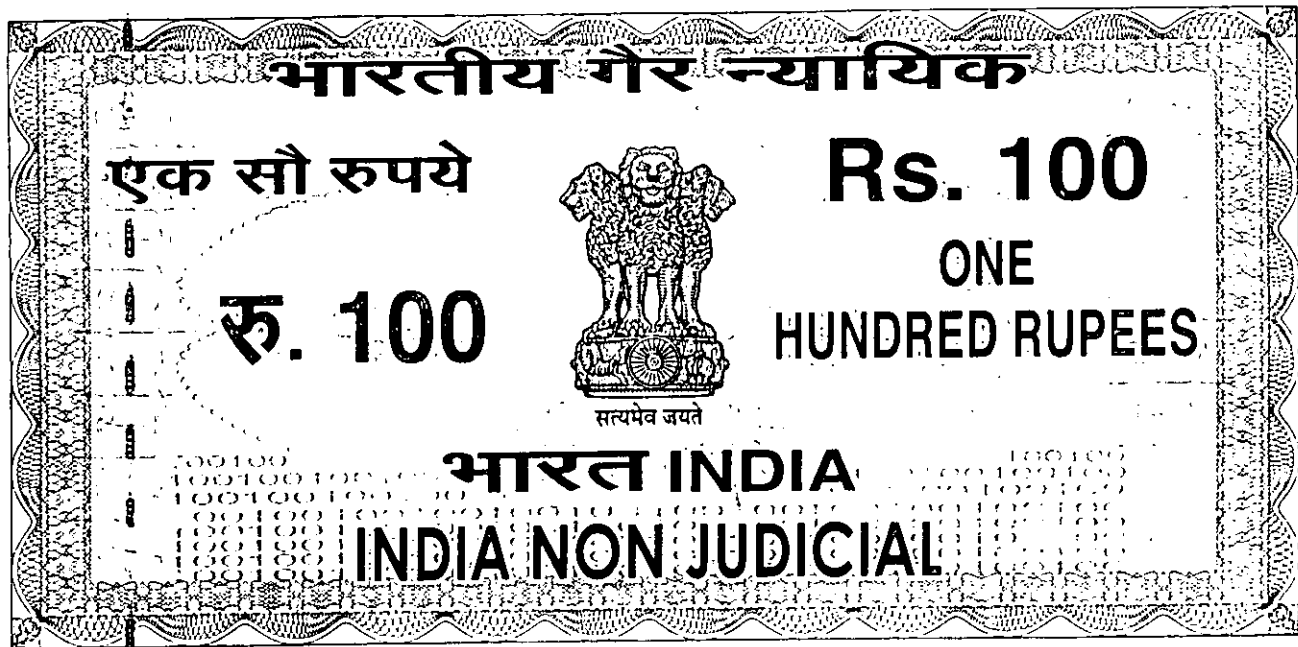
Monika Maulds Det. name.

105
c/141002

RECEIVED
91.11.11
12.00 PM
2



RECEIVED
91.11.11
12.00 PM
12.00 PM



उत्तरांचल UTTARANCHAL

A 869520

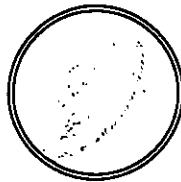
-28-

NAME AND ADDRESS OF SELLER -

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

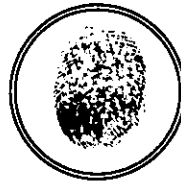
PRINTS OF THE LEFT HAND:-

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.

M. D. K. Gupta

Director

10611
9141002

18
MAR 1967
10611





उत्तरांचल UTTARANCHAL

A 869521

-29-

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, Maharashtra.

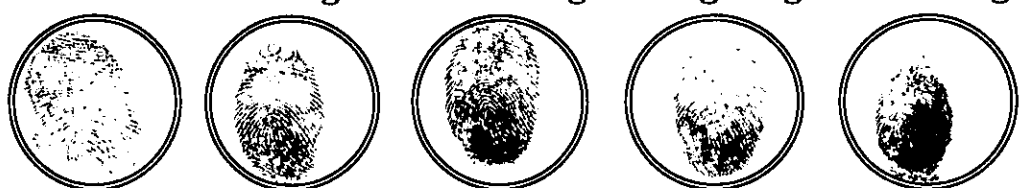
PRINTS OF THE LEFT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



WITNESSES:-

1- Prerit Singh

Bal Swaroop Gupta
S/o Late Shri Prahlad Swaroop Gupta
No - 107, Moti Bazar, DEHRADUN

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

SIGNATURE OF PURCHASER

For MANIKA MOULDS PVT. LTD.

2- M. Kapadia

Director

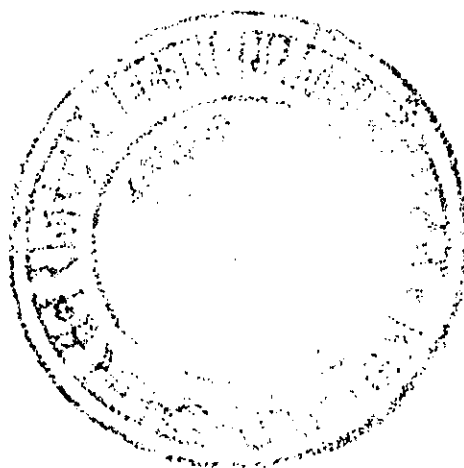
Prerit Singh
Advocate

M.Sc., L.L.B.

Reg. No. 7793/2001

Court Compound, Dehradun.

10



बहाल
र.डी
4325
I 633 34
960 51/72
19.4.2007
K. K. K. K.
K. K. K. K.

SITE PLAN OF LAND AT MAUZA CENTRAL HOPE
TOWN PACHWA DOON. D. DUW.

SOLD BY: 1- SH. SANDEEP JINDAL

2- SH. SANJEEV GUPTA.

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

SOLD AREA SHOWN RED 

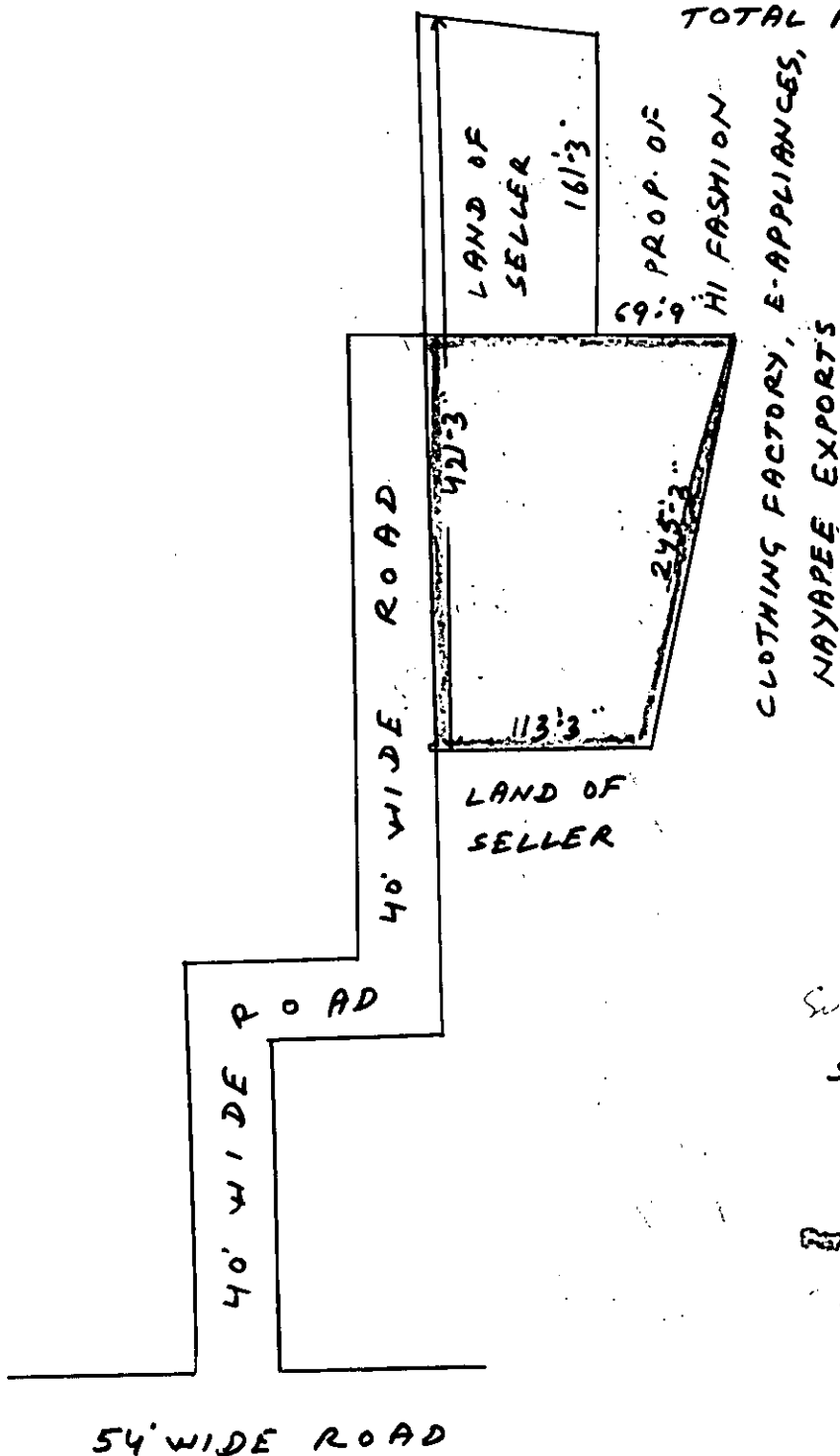
KH. No. 301 AREA: 1377 SQMT

KH. No. 302 " " 1053 " "

KH. No. 303 " " 711 " "

TOTAL AREA: 3141 SQMT

OR 0.3141 HCT.



Sd/-

SIG. OF SELLER

MANIKA MOULDS PVT. LTD.

MIHIR KAPADIA



PURCHASER



वहा नं. १ ४३३ ३५
ए.डी.कार्ड नं. १९६० गृह ५११७२
बैंक नं. ४३८५ १९.५.२००७
सी.एस.डी. नं. ५११७२
M. H. K. H. S.
उप निबंधक
विक्रमनगर, बेहुरापुर