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SALE DEED/RELEVANT PARTICULARS

Consideration : Rs. 12,50,000.00

Market Value on which Stamp duty paid : Rs. 18,80,000.00

Stamp Duty : Rs. 1,88,000.00

Avas Vikas Duty : Included

Total Stamp Duty Paid : Rs. 1,88,000.00

Main Locality : Malsi

Locality : out side the limits of Nagar Nigam

Description of Property : All that Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. or 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal.

Circle Rate : Rs. 5000/- Sq. Mtr.

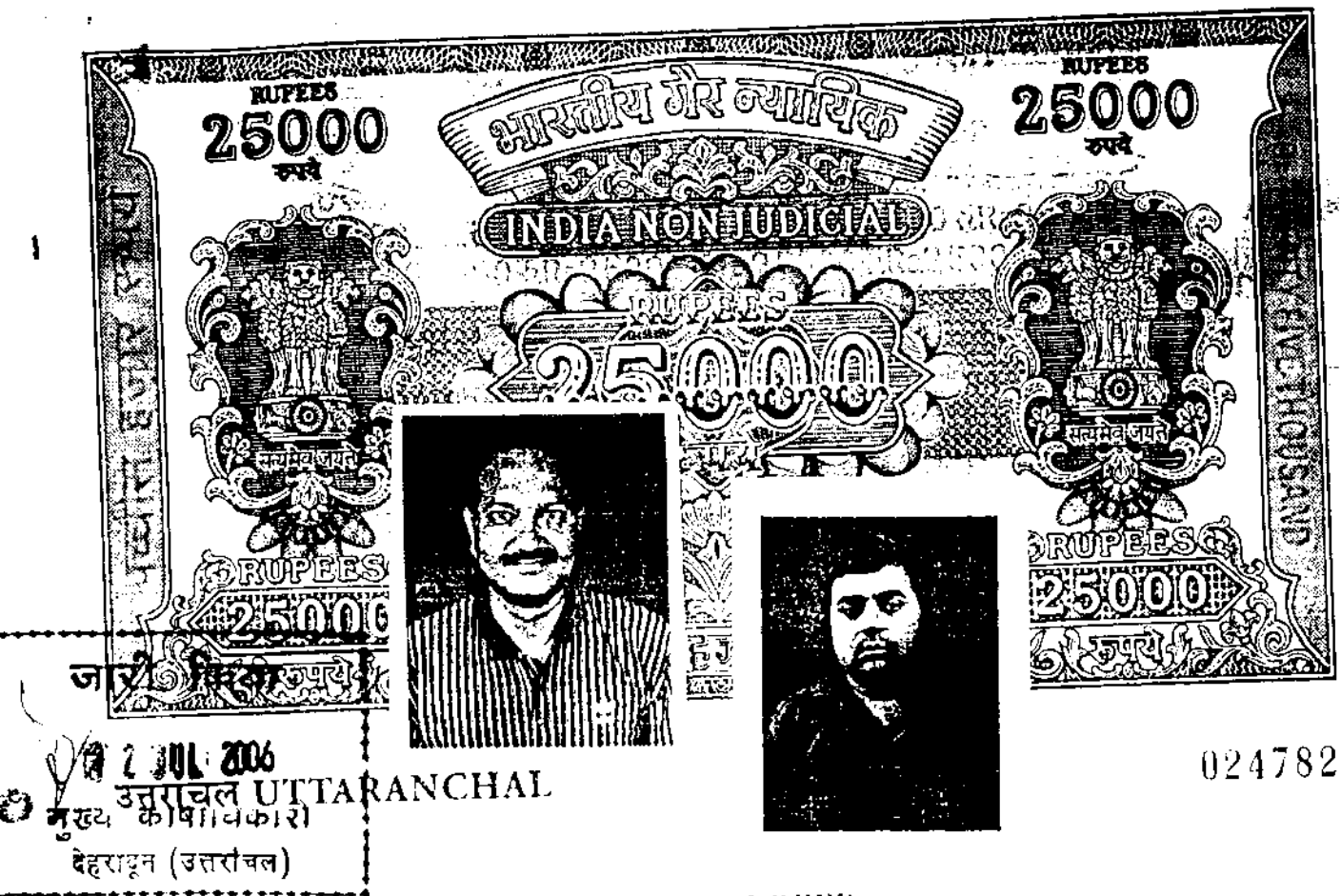
Distance from main Road : On Mussoorie Diversion Road between Malsi Deer Park and Kutial Gate.

Name and Address of Seller : **Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Cali Chemicals, a proprietry firm 13-B, New Survey Road, Dehradun.**

Name and Address of Purchaser : **Shri Gulshan Kumar son of Shri Ram Chandra resident of Flat No. 36, Char Dhaam Apartments Sector-9 New Delhi-00085.**

[Signature]

[Signature]



SALE DEED

This sale deed is made on this the 12th day of July, 2006 at Dehradun between Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Cali Chemicals, a proprietry firm 13-B, New Survey Road, Dehradun (hereinafter called the Seller) of the one part :

IN FAVOUR OF

Shri Gulshan Kumar son of Shri Ram Chandra resident of Flat No. 36, Char Dhaam Apartments Sector-9 New Delhi-00085 (thereinafter called the Purchaser) of the other part :

Which both terms "Seller" and "Purchaser" used herein unless repugnant to the context hereunder, shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

[Signature]

[Signature]



देहरादून, उत्तरांचल

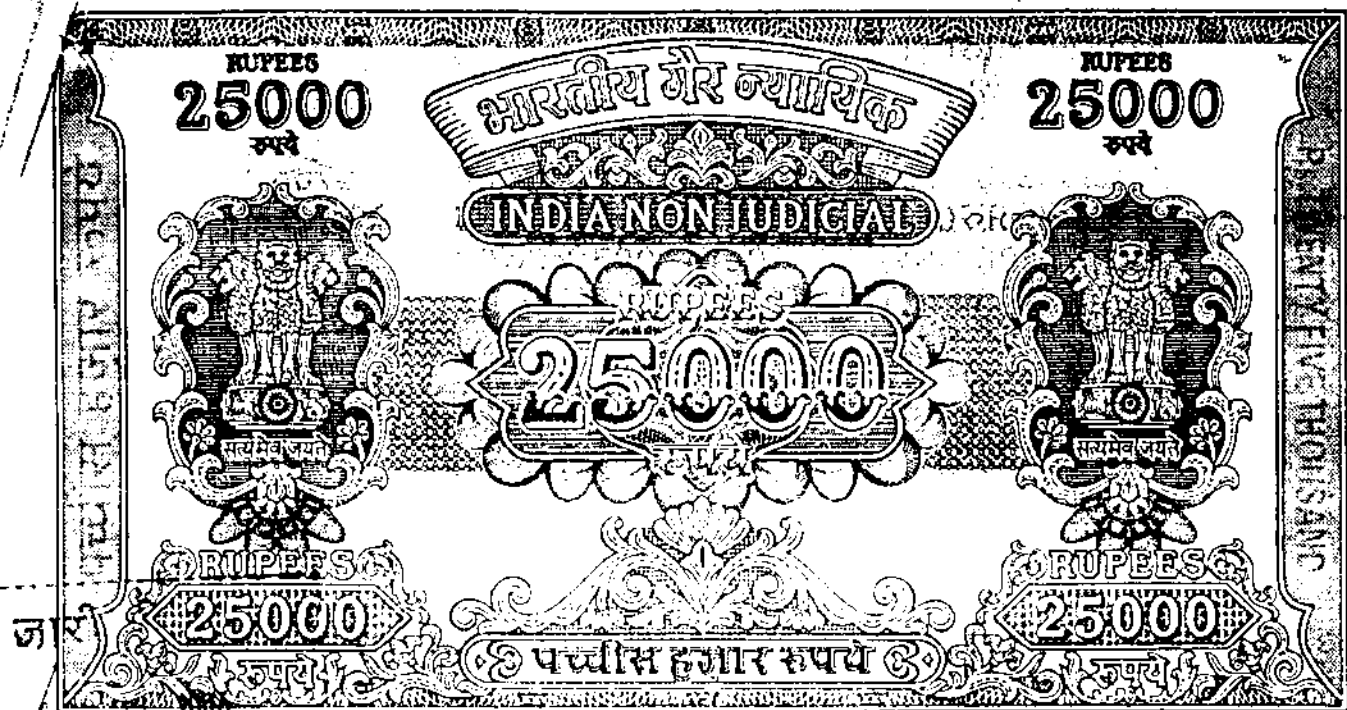
024781

मुख्य कोषाधिकारी
देहरादून (उत्तरांचल)

WHEREAS 1 land bearing New Khata No. 182-Ka (Old No. 66, 67, 72-Min. 73, 74, 75, 60-Min., 61-Min., 62, 63, 64, 68-Min., and 236-Min.) situated in Mauza Malsi, Pargana Central Doon, Dist. Dehradun, Uttaranchal was purchased by firm M's Premier Cali Chemicals, vide sale deeds dated 3.1.1976 duly registered in the office of Sub Registrar, Dehradun in Book No. 1, Vol. No. 1272 pages 427 to 450 as document No. 41 with duplicate No. 42, 43, 44 dated 5.1.1976 and sale deed dated 12.1.1979 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 3 pages 237 to 245 as document No. 426. The name of the Firm is duly recorded in Khata No. 123 (Hashi 1410-1415).

1. 11. 81

1. 11. 81



मुख्य कार्याधिकारी
उत्तरांचल, UTTARANCHAL
देहरादून (उत्तरांचल)

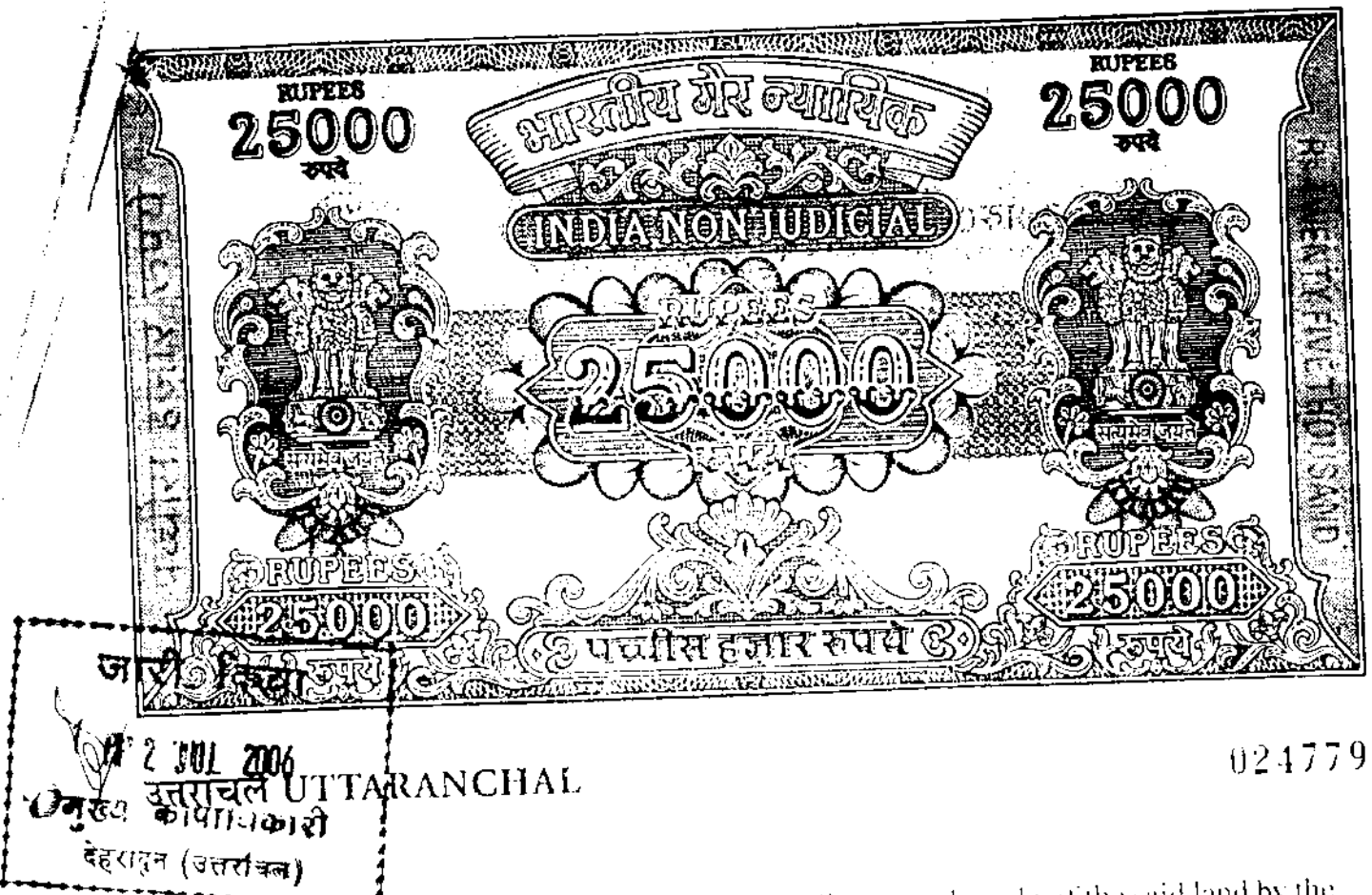
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AND WHEREAS vide dissolution deed dated 1.10.1999 the said firm was dissolved and the immovable property i.e. land and assets came in ownership of Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia in proprietaryship exclusively. As such seller's firm became absolute owner in possession of the aforesaid land. The name of the seller's firm is duly mutated in revenue Records.

AND WHEREAS the Seller has agreed to sell and the Purchaser has agreed to purchase all that Land bearing Khata No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards, situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal out of the aforesaid land and morefully described in the Schedule at the foot of this deed and hereinafter referred to as the "said land" for a total sale consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only).

12.50.000.00

12.50.000.00



AND WHEREAS there is no legal impediment to the sale of the said land by the Seller to the Purchaser :

NOW THIS DEED WITNESSES AS UNDER

1. That in pursuance of the said agreement and in consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only) which has been received by the Seller from the purchaser in the following manner :-
 - a) Rs. 9,50,000.00 vide Draft dated 4.3.2006 drawn on Bank of India, Delhi.
 - b) Rs. 3,00,000.00 out of Draft No. 034597 dated 4.3.2006 drawn on Bank of India, Delhi.



जारी किया गया

2 JUL 2006

उत्तरांचल UTTARANCHAL

मुख्य कार्यालय

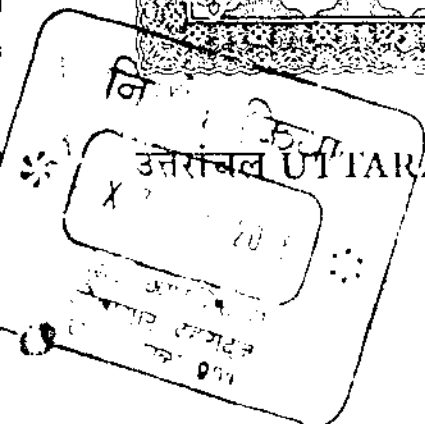
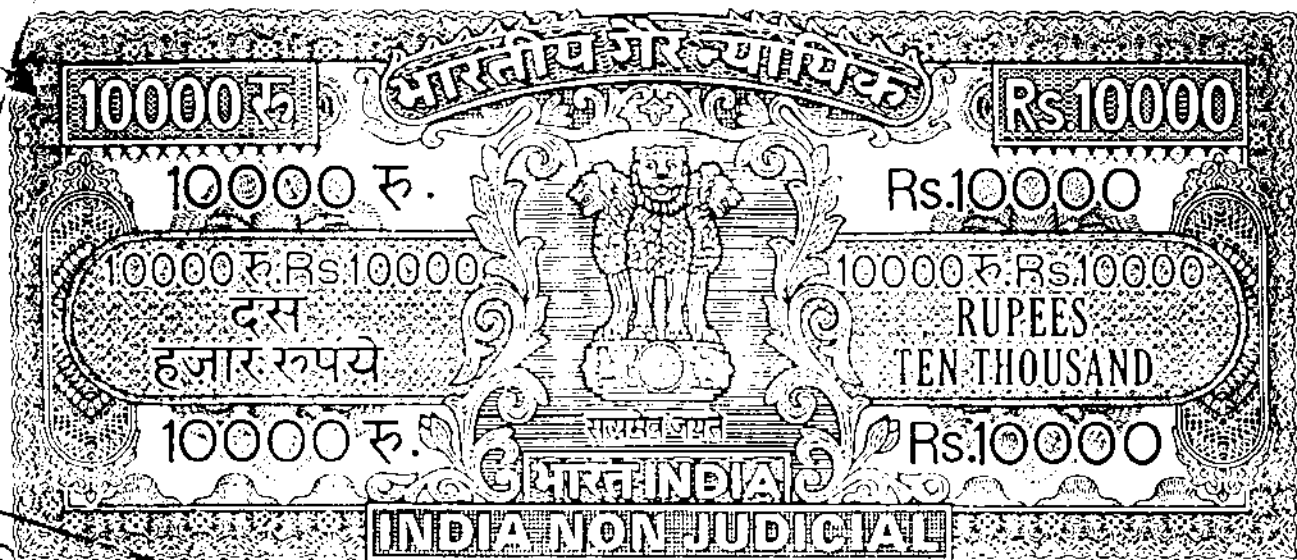
देहरादून (उत्तरांचल)

024778

the receipt of which the Seller hereby acknowledges and admits before the Sub-Registrar, Dehradun at the time of presentation of this Deed of registration, the Seller hereby conveys and transfers all that property morefully described in the Schedule of Property to the purchaser as the absolute owner thereof forever and to enjoy the said property without any hindrance.

[Signature]

[Signature]

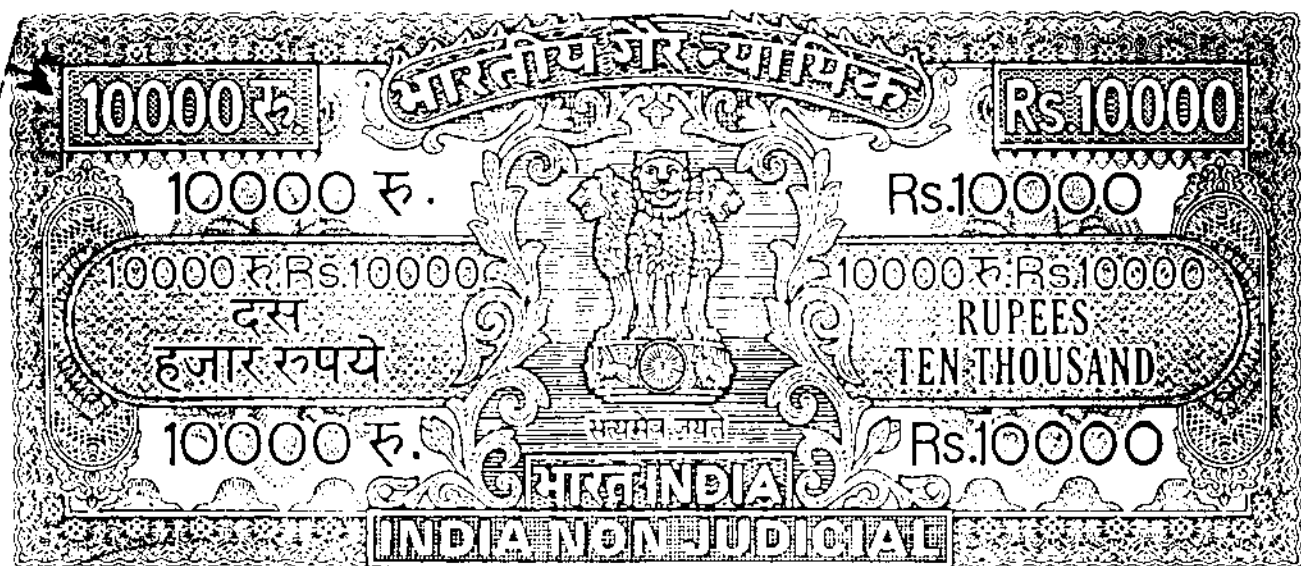


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2. That the Seller hereby further covenants with the Purchaser as under :-
- (a) The said land is free from all sorts of encumbrances, charges, and liens etc, and is not subject matter of any proceedings of acquisition or requisition pending in any Court or Tribunal, nor is subject matter of any Court attachment or mortgaged with the Bank or Financial Institution and the Seller has clear and subsisting title over the said land.

[Handwritten signature]

[Handwritten signature]



उत्तरांचल UTTARANCHAL

347416

- (b) The Seller hereby further agree to execute any further document(s), paper(s) etc for further and more perfectly assuring the said land to the Purchaser in future but always at the cost and expenses of the Purchaser
- (c) That all taxes in respect of the said land upto the date of the sale deed shall be borne and paid by the Seller and hereafter by the Purchaser.



पञ्चायती विद्या

उत्तरांचल UTTARANCHAL

347012

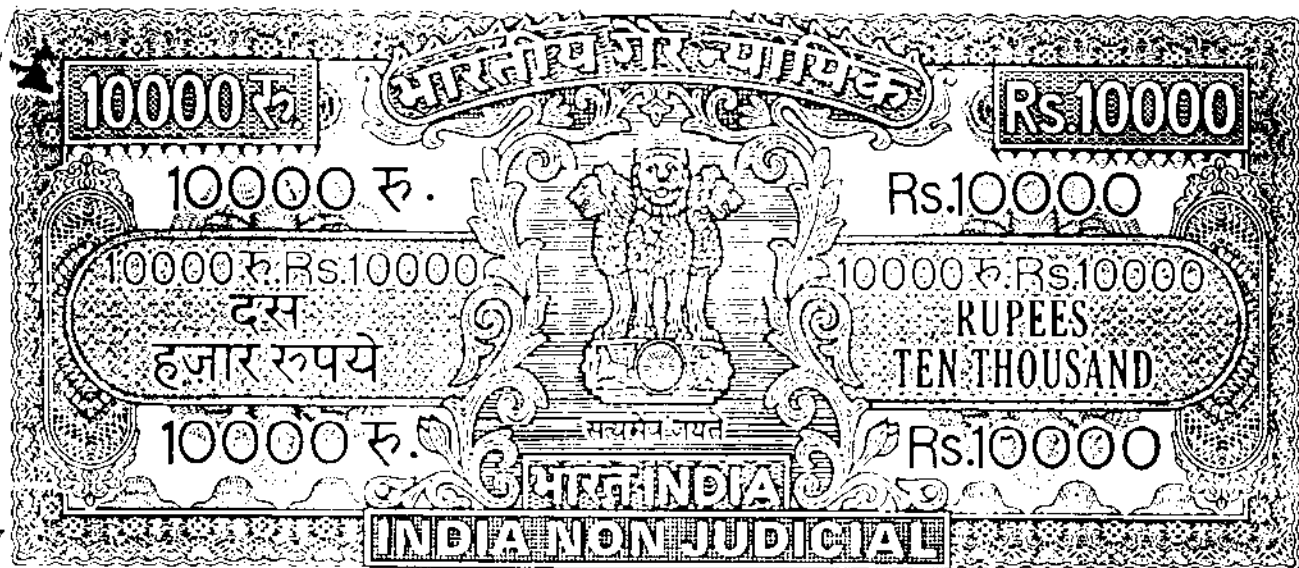
रु. 10000/-

पञ्चायती विद्या

- (d) That no proceedings Under Sec. 10 and Sec. 20 of Urban Land Ceiling Act the pending before any Authority, Tribunal or Court.
- (e) That in case the land described in the schedule of the land goes out of the hands of the Purchaser on account of any defect in the title of the Seller or his predecessor in title then the Seller shall fully reimburse and indemnify the Purchaser upto the loss thus suffered.

[Signature]

[Signature]



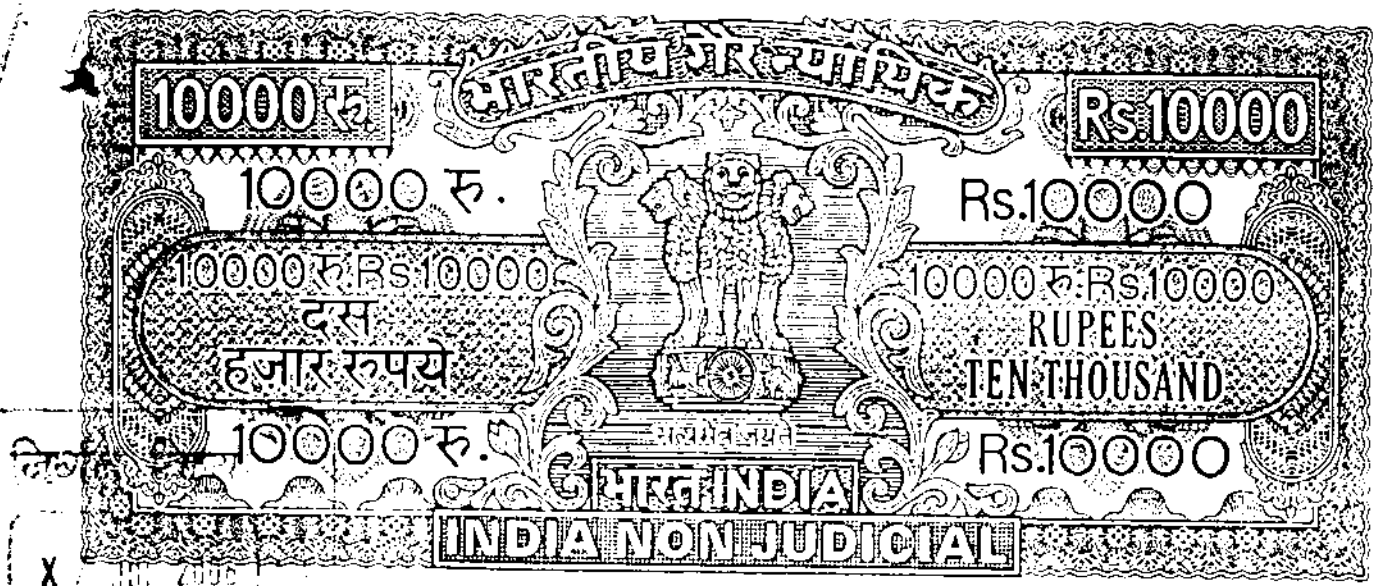
उत्तरांचल UTTARANCHAL

347158

- (D) That the circle rate of the land is 5000 - per Sq. Mtr. as such the value comes to $376 \times 5000 = 18,80,000.00$. On which the stamp duty has been paid.

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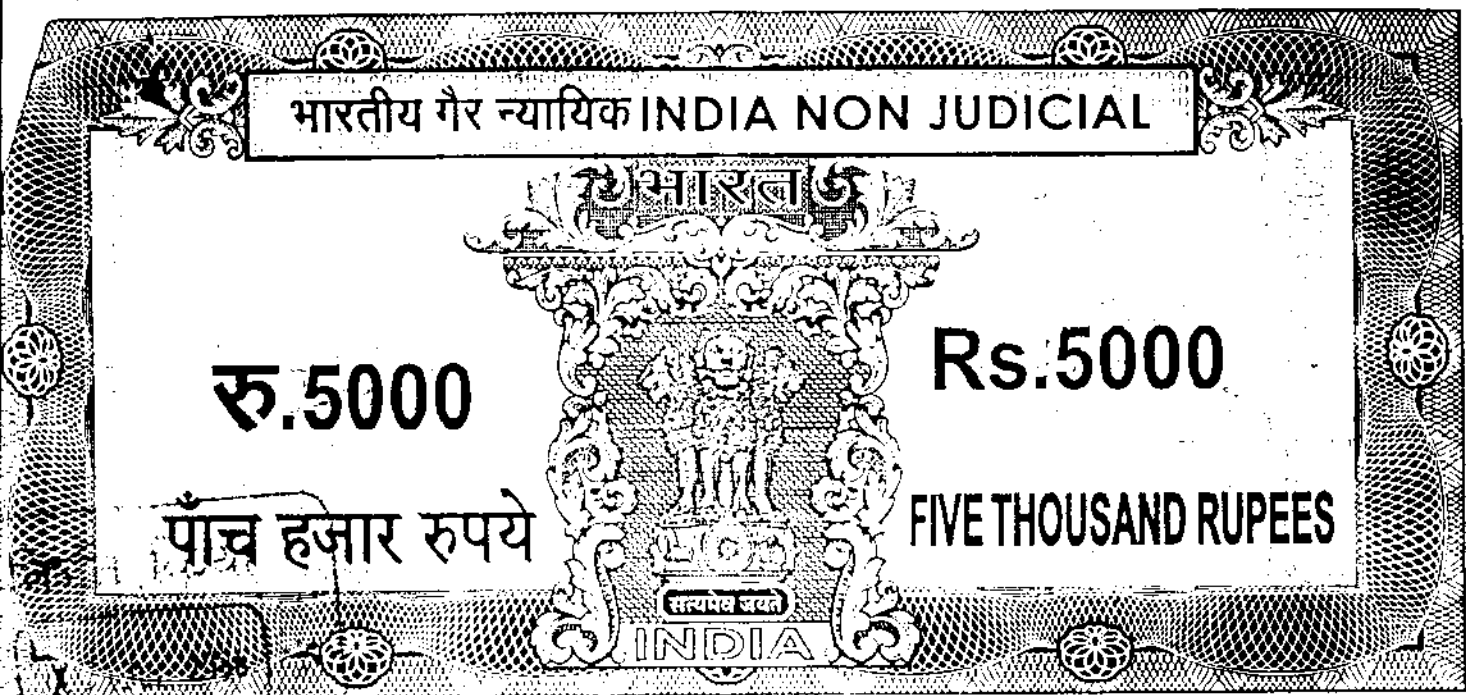


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(g) That the Seller has given the physical and actual vacant possession of the land to the Purchaser and the Purchaser has entered into the land without any hindrance.

Sd/- Kuma

Sd/- Kuma



उत्तरांचल UTTARANCHAL

073078

- (h) That the said land is situated out side the Nagar Nigam limits. The purchaser is purchasing less than 500 Sq. Mtrs. of land . Accordingly the provisions of Section 154 (3) of the Uttaranchal (The Uttar Pradesh Abolition & Land Reforms Act 1950) (Adaptation & Modification Order, 2001) Amendment Act 2003 (Uttaranchal Act 29 of 2003) are not being contravened.

[Handwritten signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तरांचल UTTARANCHAL

073079

- (j) That the retiring partners of the firm Shri Gopi Chand Nagalia is signing this document as witness for confirming the contents of the sale deed.

SCHEDULE OF PROPERTY

ALL THAT Land bearing Khagra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal, bounded and butted as under:-

East :	Land of others - S.M. - 62.5 Ft.
West :	Land of Seller being sold to Manoj Kumar - S.M. - 62.5 Ft.
North :	Land of Seller - S.M. - 64.8 Ft.
South :	Land of Seller - S.M. - 64.8 Ft.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

उत्तरांचल UTTARANCHAL

027421

Fingers print in compliance of Section 32-A, of Registration Act 1908

Name and address of the Seller : Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor
Premier Cali Chemicals, a proprietary firm 13-B, New Survey Road,
Dehradun.

Left Hand fingers and thumb impressions

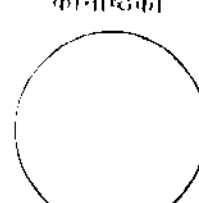
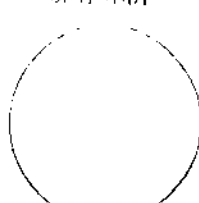
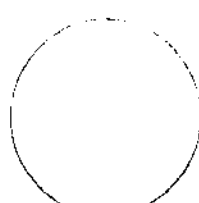
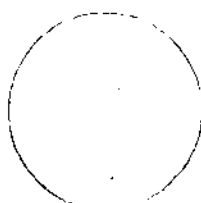
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



Right Hand fingers and thumb impressions

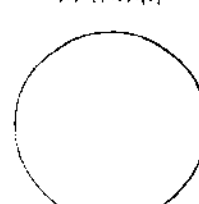
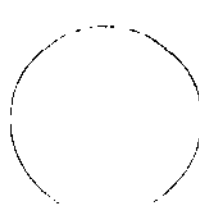
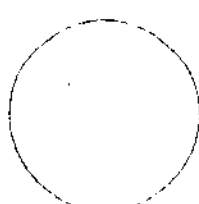
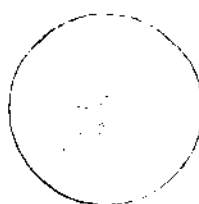
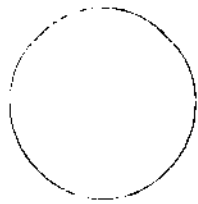
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तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



Signature of Seller

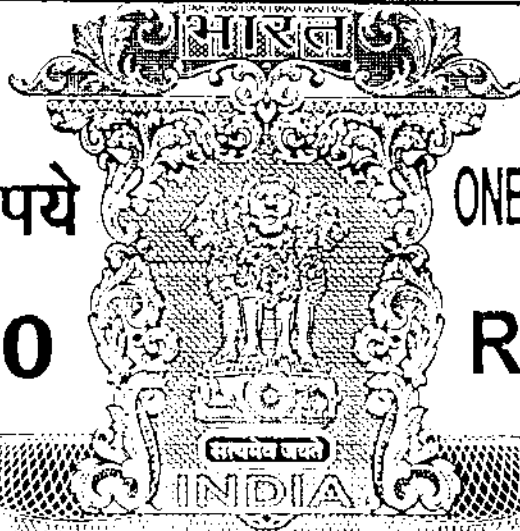
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तरांचल UTTARANCHAL

027422

Name and address of the Purchaser : Shri Gulshan Kumar son of Shri Ram Chandra resident of
Flat No. 36, Char Dhaam Apartments Sector-9 New Delhi-00085.

Left Hand fingers and thumb impressions

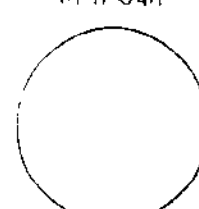
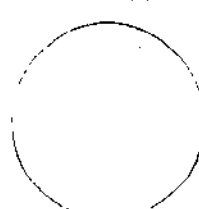
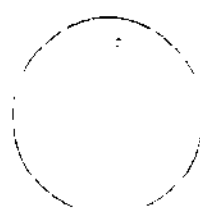
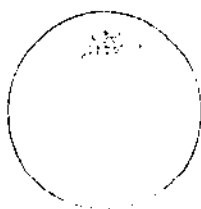
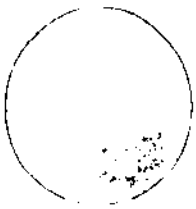
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तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



Right Hand fingers and thumb impressions

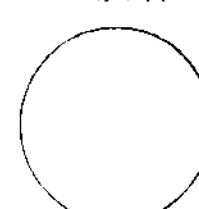
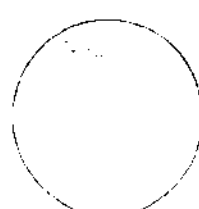
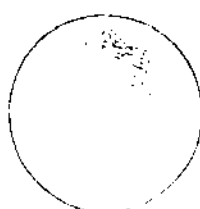
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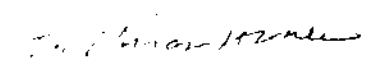
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Signature of Purchaser

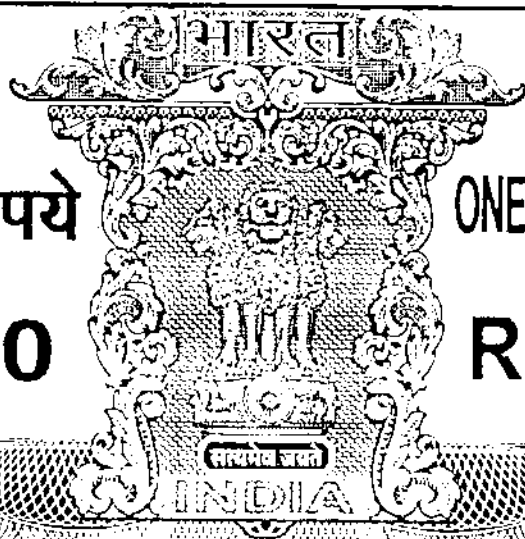
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



उत्तरांचल UTTARANCHAL

027423

X 7 JUL 2006

मुख्य कोषाधिकारी
कायागर, देहरादून
कोड संख्या-001

IN WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED
THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SELLER

PURCHASER

Witnesses

1. *[Signature]*

2. *[Signature]*

[Signature]
V. P. C. - UP (ONGA) DIST. - KANUN
(11/04/06)

Drafted by : Rahul Sharma, Advocate, Dehradun

Typed by : Vinendra Kumar, 17, Court Road, Dehradun